



**TO BE
REFURBISHED**



**SECURE SERVICE
YARD**



**2 STOREY
OFFICES**



**5 DOCK & 2 LEVEL
LOADING DOORS**



**EASY ACCESS TO
A1 (M)**



**NORTH EAST
ENGLAND'S PRIME
INDUSTRIAL PARK**
GATESHEAD TYNE & WEAR
NE10 8HQ

TO LET
INDUSTRIAL/WAREHOUSE UNIT
99,466 ft² (9,240 m²)
Internal Height: 10.24 m | Clear Height: 9.35 m

1



LOCATION

Follingsby Park is a modern industrial estate extending to 110 acres at the centre of the Tyne & Wear conurbation with good access to Newcastle, Gateshead, Sunderland and South Tyneside.

The Park has direct access to a motorway junction on the A194(M) giving easy access to the A1(M), the A19 and north to the Tyne Tunnel.

DRIVE-TIMES	Distance	Approx. Time
A194(M)	0.7 miles	2 mins
South Tyneside / A19	2.6 miles	6 mins
A1(M)	3.1 miles	5 mins
Tyne Tunnel	5.7 miles	6 mins
Gateshead	6.5 miles	16 mins
Newcastle	8.0 miles	19 mins
Sunderland	8.1 miles	20 mins



ACCOMMODATION

Based on approximate gross internal floor areas

	FT ²	M ²
GF Warehouse	80,199	7,451
GF Offices	9,733	904
FF Offices	9,534	885
Total	99,466	9,240

EPC RATING

Available on request.



As occupied by previous tenant.
Racking not included.



UNIT 1

24 HR SECURITY OFFICE & MARKETING SUITE

DESCRIPTION

Subject to further improvements following refurbishment

- To be fully refurbished
- Detached steel portal frame unit
- Dedicated secure service yard
- 9.4 Metres Eaves Height
- 5 dock access and 2 level access loading doors
- 2 storey offices and second floor ancillary
- 2 access points to yard
- 104 car parking spaces
- Open plan warehouse
- Secure lorry parking
- Up to 1 MVA
- 24/7 use

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

RATEABLE VALUE

£520,000 (April 2026 Rating List)

UNIT
1



Viewing: Strictly by prior arrangement with the joint agents.



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