

FOLLINGSBY PARK

UNIT 4

PRIME INDUSTRIAL / WAREHOUSE TO LET
78,259 SQ FT (7,270 SQ M)



1 – 1.5 MVA OF POWER



TARGET BREEAM 'VERY GOOD' & EPC 'A'



UNDERGOING REFURBISHMENT – AVAILABLE NOW

RUST-OLEUM
INDUSTRIALBESTWAY
WHOLESALEIRON
MOUNTAIN®

Shred-it®

amazon

Royal Mail

IKEA

NORTHERN
POWERGRID

dfs

A194(M)

A194(M)

UNIT 4

Follingsby Park is a leading industrial and distribution hub in the North East, strategically located between Newcastle, Gateshead, Sunderland and South Tyneside with excellent access to the regional motorway network and labour markets.

Following refurbishment, Unit 4 will offer high-quality warehouse accommodation suitable for logistics, manufacturing, e-commerce, warehousing and distribution operations. Set within a well-established business location, the park offers excellent connectivity, a strong workforce and a proven occupier base.

THE NORTH EAST'S PRIME DISTRIBUTION AND MANUFACTURING DESTINATION



INTERNAL EAVES
HEIGHT 10.93M / CLEAR
EAVES HEIGHT 10.10M



10 DOCK
LOADING DOORS



4 LEVEL
ACCESS DOORS



CCTV
COVERAGE



50M



74 CAR
PARKING SPACES



1 MVA OF
POWER



24H ON SITE
SECURITY



SINGLE STOREY OFFICE
WITH MEZZANINE ABOVE



SECURE SELF-
CONTAINED SITE



24/7 OPERATIONAL
CAPABILITY



50KN/M2
FLOOR LOADING



IMPROVED ENERGY
PERFORMANCE



TARGET BREEAM
VERY GOOD



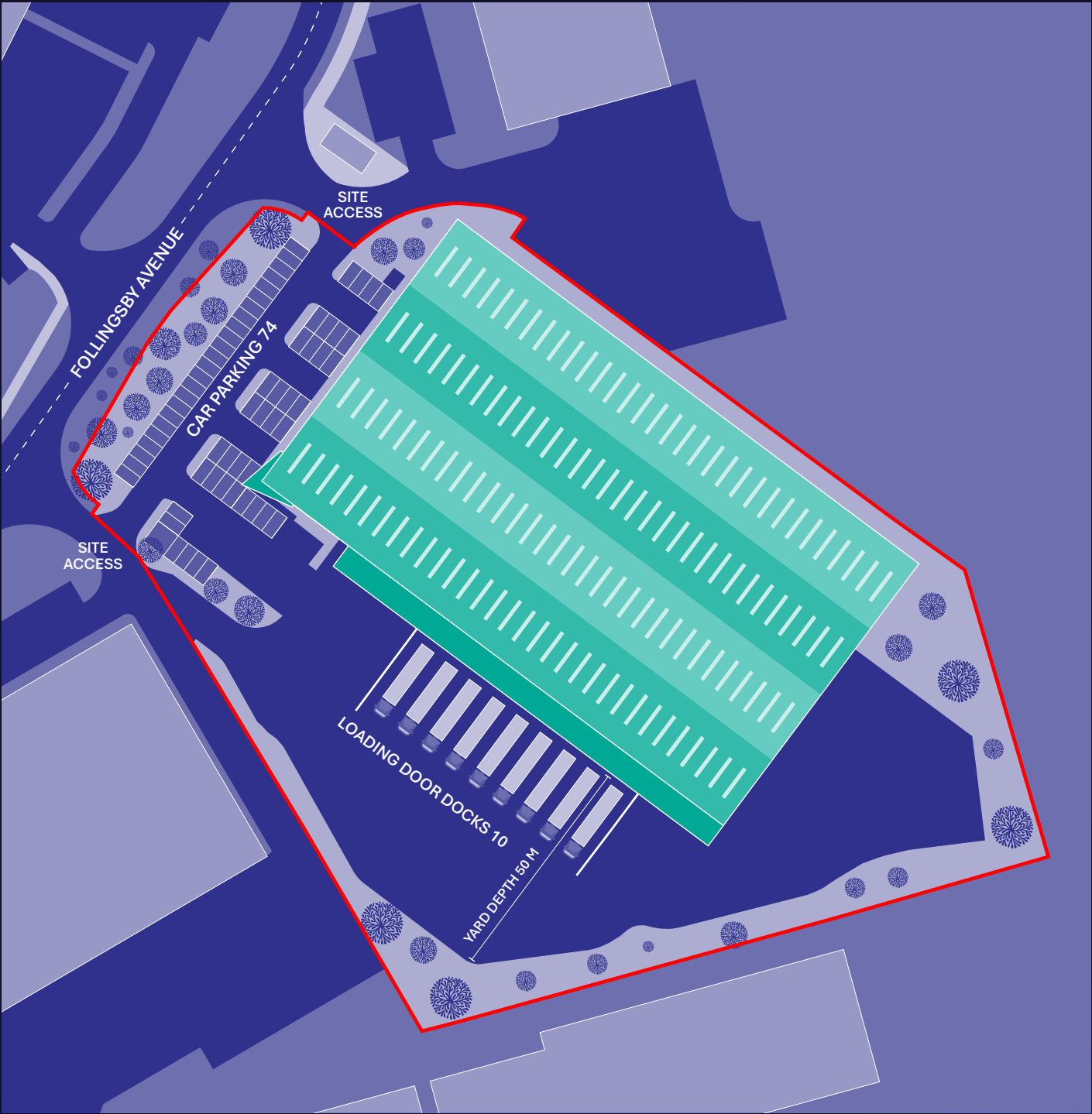
TARGET
EPC A

FLEXIBLE SPACE DESIGNED FOR OPERATIONAL EFFICIENCY

Designed for modern industrial and logistics operations, Unit 4 combines high-quality warehouse space with generous yard provision, extensive loading facilities and contemporary office accommodation.

Its detached, secure layout enables efficient vehicle circulation and operational flow, making it ideally suited to manufacturing, e-commerce, third-party logistics and distribution businesses seeking flexible, high-performance space.

UNIT 4



Area	Sq Ft	Sq M
GF Warehouse	72,479	6,733
GF Offices	2,846	264
FF Mezzanine	2,934	273
Total	78,259	7,270

*Areas based on Gross Internal measurements.

UNIT 4



PLACEHOLDER



PLACEHOLDER



TO BE REFURBISHED



STRATEGIC ACCESS ACROSS THE UK AND BEYOND

Follingsby Park benefits from a prime location adjacent to the A194(M), offering direct access to the A1(M), A19 and the national motorway network. The Port of Tyne, Newcastle International Airport and the Tyne Tunnel are all within easy reach, providing excellent regional, national and international connectivity. This strategic position makes Follingsby Park an ideal base for logistics, manufacturing and distribution businesses.

Drive-times	Distance	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
Leeds	99 miles	1 hr 55 mins
Edinburgh	123 miles	2 hrs 20 mins
Glasgow	151 miles	2 hrs 40 mins
Manchester	151 miles	2 hrs 50 mins
Birmingham	207 miles	3 hrs 45 mins

LABOUR CATCHMENT

The park’s central location allows occupiers to recruit from multiple population centres, reducing reliance on a single labour market and supporting future business growth.

450,000
RESIDENTS WITHIN
15 MINUTES

1.1 MILLION
RESIDENTS WITHIN
30 MINUTES

1.8 MILLION
RESIDENTS WITHIN
45 MINUTES



UNIT 4

FOLLINGSBY PARK

TERMS

To be let on a new Full Repairing and Insuring lease, on terms to be agreed.

VAT

The Building is elected for VAT

BUSINESS RATES

£465,000 (April 2026 Rating List)

AML REGULATIONS

Prospective tenants are to provide full identification documents for approval prior to completion of this transaction.

EPC

Target EPC Rating A.

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