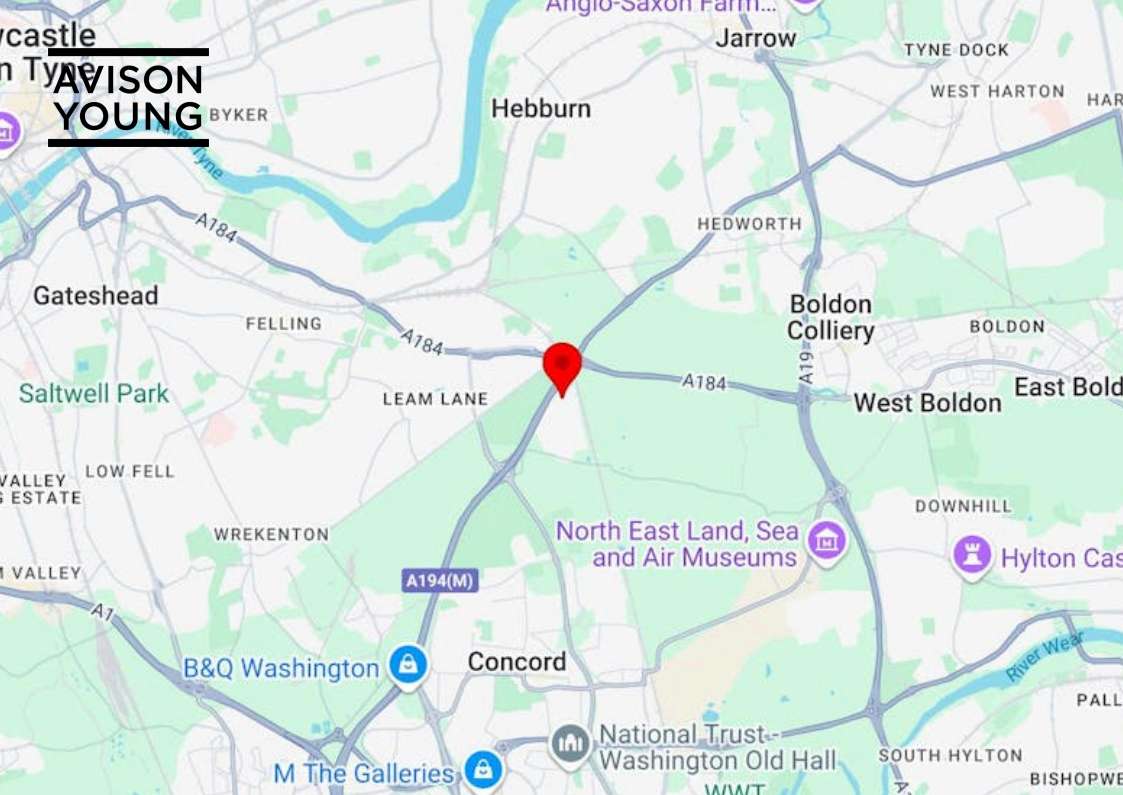




**AVISON
YOUNG**

Follingsby Park, Follingsby Close, Gateshead, NE10 8YG
Industrial, Office, Serviced Office To Let | Rent on application | 119,634 sq ft
Warehouse premises comprising 119,634 sq. ft. available for lease. Site extends to 5.48 acres with potential for expansion.



Location

Follingsby Park is one of the north east regions premier industrial estates. Located adjacent to the A194, it has excellent access to both the A1(M) and A19 giving the estate excellent connectivity to the rest of the region. The estate houses 49 industrial units ranging in size from 5,000 sq ft to 130,000 sq ft with a total floorspace of circa 1.1 million sq ft. The estate is an attractive environment for occupiers, is well landscaped and benefits from 24hr security.

Key Points

- High bay warehouse with 14m internal eaves
- Secure yard area and car parking
- 4 dock level loading doors
- 1 sectional loading door
- Kitchen and staff facilities
- 4 EV charging points
- LED lighting
- Expansion potential for increased yard space or further warehousing

Description

The property comprises a double steel portal frame warehouse (original warehouse) with a single portal frame high bay warehouse (extended warehouse), with integral three-storey offices. The original warehouse has a minimum eaves height of 9.4m, with the extension having a minimum internal eaves height of 14m. The warehouse area benefits from LED lighting throughout. Goods access is via 4 dock level and one level access door to the north east elevation.

The office accommodation is arranged over 3 storeys and benefits from suspended ceilings, perimeter trunking, carpeted floors and air conditioning. There is also a passenger lift giving access to all floors. This area also contains staff amenities including a canteen at ground floor level.

Externally, there is car parking to the front of the unit with a yard area to the side. The site offers potential for expansion with land available either side for an increased yard space or further warehousing.

Summary

- Rent: Rent on application
- EPC: C (64)
- Lease: New Lease

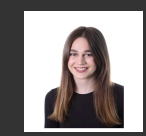
Contact & Viewings



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Further information

- [View details on our website](#)



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Accommodation

Name	sq ft	sq m	Availability
Unit - Original Warehouse	59,045	5,485.46	Available
Unit - High Bay Warehouse	32,745	3,042.11	Available
Ground - Ground Floor Offices	9,744	905.25	Available
1st - First Floor Offices	9,050	840.77	Available
2nd - Second Floor Offices	9,050	840.77	Available
Total	119,634	11,114.36	

