



## **Units 13A 13B Follingsby Close, Follingsby Park, Gateshead, NE10 8YG**

- **Industrial premises with secure yard area**
- **Potential for expansion into adjoining sites**
- **24-hour security**

### **Get more information**

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## Industrial buildings for lease

Units 13A 13B Follingsby Close, Follingsby Park, Gateshead, NE10 8YG

### Property Description

The properties comprise two adjoining units of steel portal frame construction. Each unit has an original warehouse with a high bay extension to the rear. The eaves height of the original warehouse is 9.4m, with the extension having a minimum internal eaves height of 14m. Warehouse areas benefit from LED lighting throughout. Both units have goods access with both benefitting from 2 dock level access doors. Unit 13B benefits from one level access door to the north-east elevation. Level access doors can be installed in unit 13A if required.

Unit 13A currently provides open plan warehousing/production space. Office accommodation can be installed to suit individual requirements. Unit 13B benefits from existing ground floor reception, office, canteen and locker room facilities.

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 for increased yard space.

### 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.

### Specification

- Dock level loading doors
- Unit 13B - sectional loading door
- Potential to install further loading doors in each unit
- Kitchen and staff facilities
- EV charging points
- Secure yard with potential for expansion
- LED lighting
- Min internal eaves - 9.4m and 14m
- 24hr estate security
- Excellent access to A194

### Accommodation

The premises comprise the following approximate areas:

Area (GIA)	Sq m	Sq ft
Unit 1 Warehouse	4,154	44,713
Unit 1 Ground Floor Offices	219	2,357
<b>Total</b>	<b>4,373</b>	<b>47,070</b>
Unit 2 Warehouse	4,028	43,357
Unit 2 Ground Floor Offices	774	8,331
<b>Total</b>	<b>4,802</b>	<b>51,688</b>

*Note that the split of the unit outlines above can be altered with units of 40,000 to 100,000 sq ft being able to be accommodated. .*

### Rent

Rent to be negotiated.

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rates

We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

### EPC

The property has a current EPC rating of C64.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT if applicable will be charged at the standard rate.

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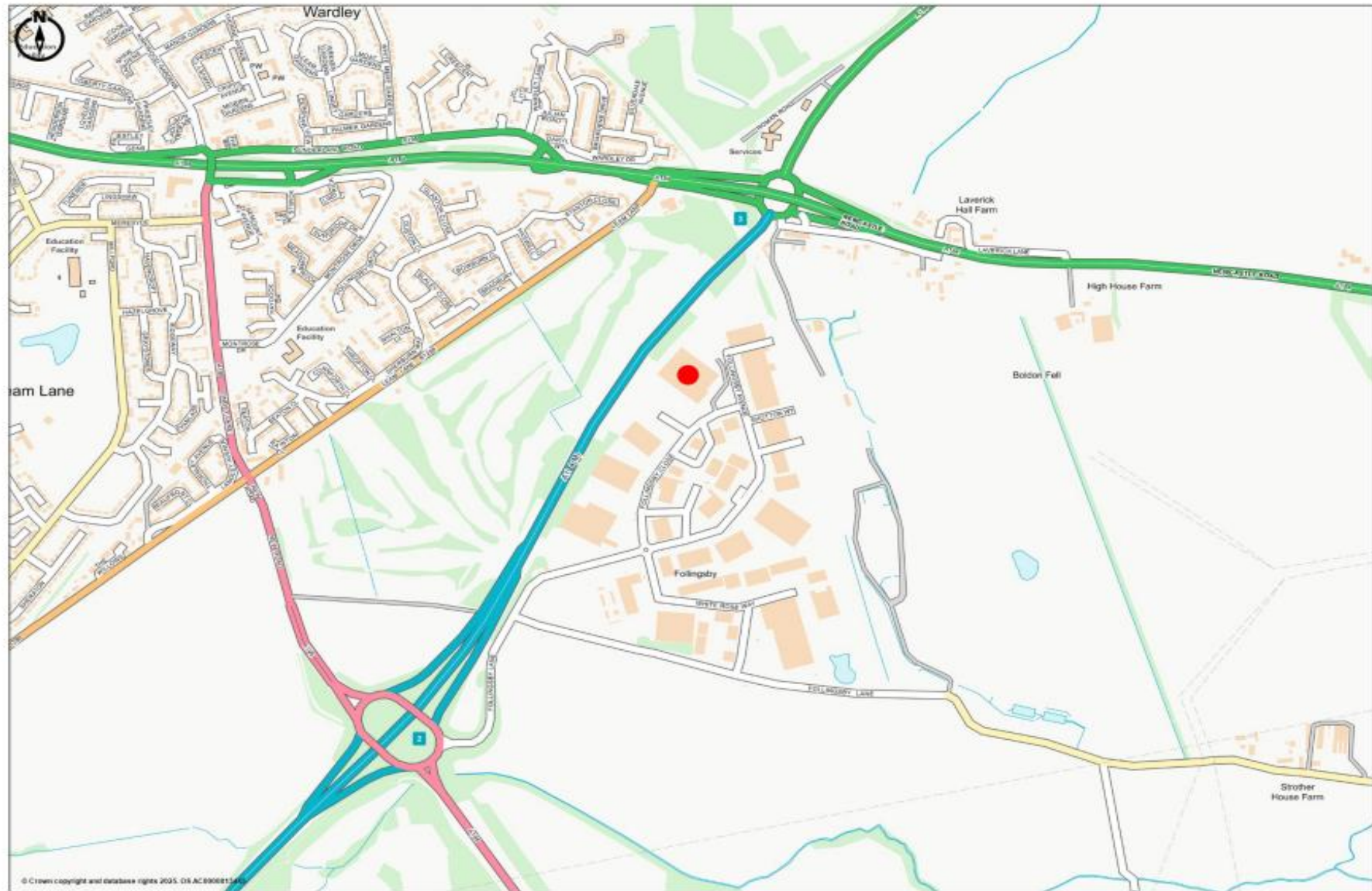
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# Get more information

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