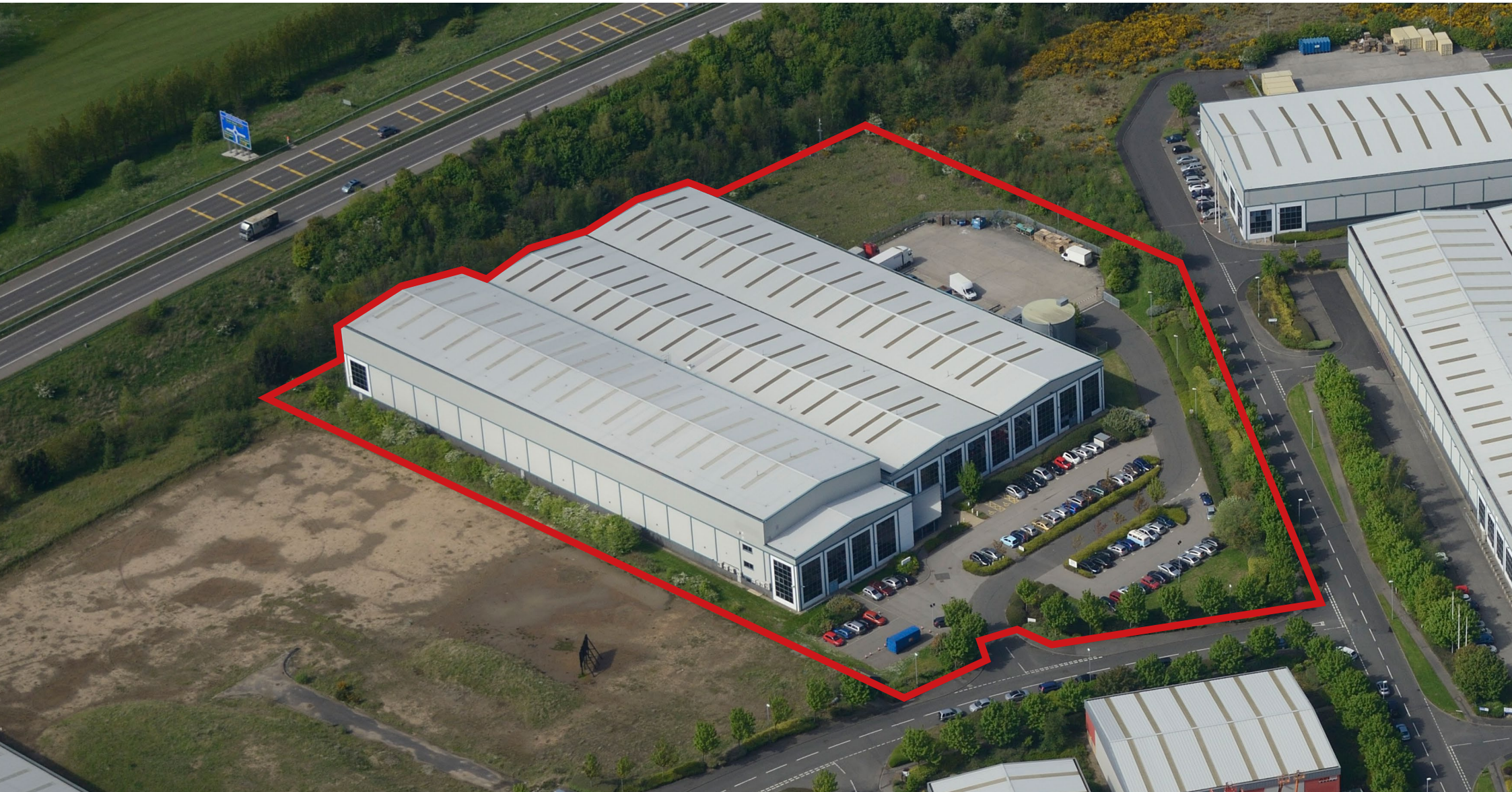


**FOR SALE
OR TO LET**

**BARBOUR DISTRIBUTION CENTRE
UNIT 13, FOLLINGSBY PARK
GATESHEAD, TYNE & WEAR NE10 8YG**



ON THE INSTRUCTIONS OF

Barbour



LOCATION

Follingsby Park is one of the premier distribution locations in the North East, strategically positioned at the junction of the A194(M) and the A184.

The A194(M) provides direct access to the A1(M) to the south and the A19, Tyne Tunnel and Port of Tyne to the north.

Travel Distances (miles)

A194(M)	0.5
A1(M)	3.4
A19	2.7
Tyne Tunnel	5.4
Nissan Car Plant	3.2
Port of Tyne	5.3
Port of Sunderland	9.4
Newcastle	7.8
Sunderland	8.4
Newcastle Airport	13.5

FOLLINGSBY PARK

Follingsby Park is a modern, attractive distribution park with on-site manned security. Logistics occupiers include FedEx, Whistl, IKEA, Panther Logistics and DFS. Northumbria Police Operational Tactical Training Centre is located at the entrance to the estate.



UNIT 13, FOLLINGSBY PARK, GATESHEAD, TYNE & WEAR NE10 8YG

DESCRIPTION

The unit comprises a large detached steel framed warehouse facility with integral 3-storey offices.

The property was built in 1996 then extended in 2000 to add a high bay warehouse and further offices.

Specification includes:

OFFICES

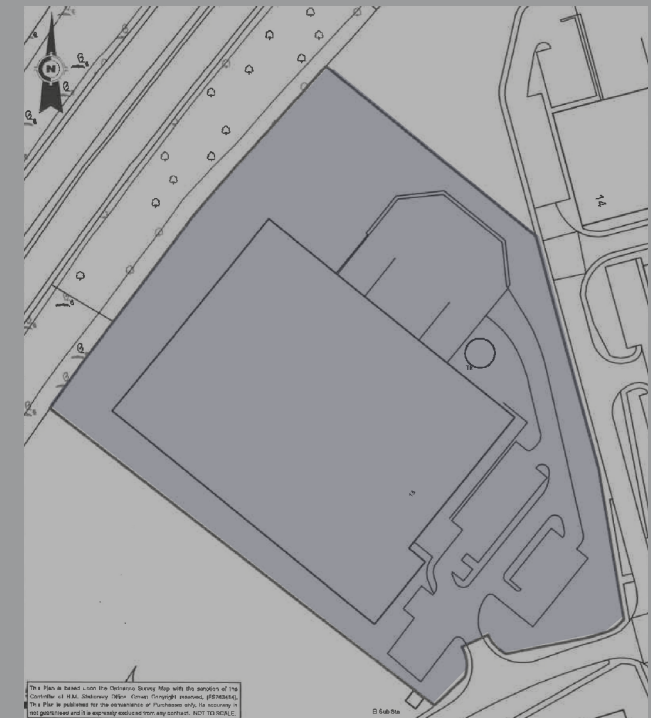
- 3-storey office accommodation
- Passenger lift to all floors
- Staff amenities including WC facilities and canteen
- Air conditioning
- Suspended ceilings, recessed lighting and perimeter trunking
- Plaster, painted and carpeted finishes
- Staff parking to front

WAREHOUSE

- 2 bays with clear internal height 9.4m
- High bay extension with clear height to the haunch of 14m
- Two-storey mezzanine with integrated racking and goods lift
- Narrow aisle racking with wire guided forklift
- High density sodium lighting
- Four dock level loading doors
- One level access door
- Fully integrated sprinkler system
- Dedicated secure service yard

ACCOMMODATION

Floor	Description	sq m	sq ft
Principal Warehouse	Warehouse	5,485.46	59,045
High Bay Warehouse	Warehouse	3,042.05	32,745
First Floor Mezzanine	Store	3,789.17	40,787
Second Floor Mezzanine	Store	3,951.41	42,533
Offices	Ground	905.26	9,744
	First	840.72	9,050
	Second	840.72	9,050
Total Gross Internal Area		18,854.79	202,954





ENERGY PERFORMANCE ASSET RATING

The property has the following Energy Performance Asset Rating. Further information is available on request.

EPC Rating C (73)

TENURE

The property is held by way of 999 year lease from 10th June 1996 at a peppercorn rent without review.

PRICE

Offers are sought in the region of £4.95m for the virtual freehold interest.

LEASE TERMS

Alternatively letting may be considered on a new lease for a term to be agreed at a rent of £495,000 per annum.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, identification as well as confirmation of the source of funding will be required from any successful purchaser.

CONTACT

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Misrepresentation Act 1967: The sole agents for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither the joint agents nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. August 2019 ref 6704

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