



NEWCASTLE  
(6 MILES)

SUNDERLAND  
(7 MILES)

A19 (2.5 MILES)

A194(M)

A1(M) (3 MILES)

PLOT B

PLOT D

PLOT C

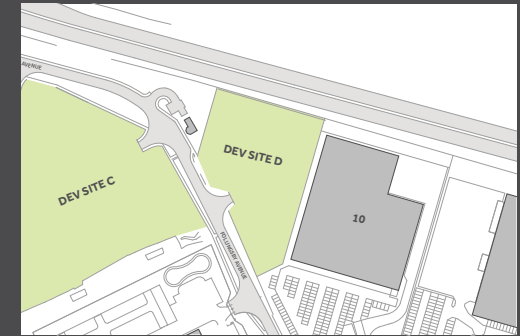
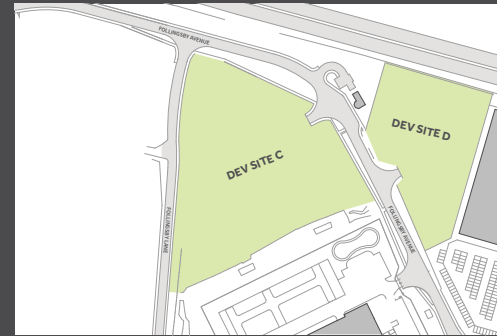
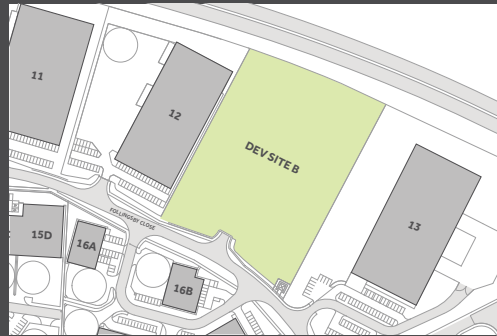
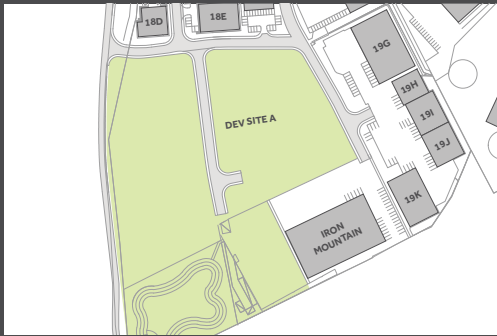
PLOT A



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

**DESIGN & BUILD  
OPPORTUNITIES**

4,877 - 14,957 M<sup>2</sup> (52,500 - 161,000 FT<sup>2</sup>)



<b>PLOT A</b>	<b>8.97 Acres</b>
Warehouse	151,000 FT <sup>2</sup>
Offices	10,000 FT <sup>2</sup>
<b>Total</b>	<b>161,000 FT<sup>2</sup></b>
Parking Spaces	142

<b>PLOT B</b>	<b>4.06 Acres</b>
Warehouse	75,000 FT <sup>2</sup>
Offices	5,000 FT <sup>2</sup>
<b>Total</b>	<b>80,000 FT<sup>2</sup></b>
Parking Spaces	100

<b>PLOT C</b>	<b>3.12 Acres</b>
Warehouse	50,000 FT <sup>2</sup>
Offices	2,500 FT <sup>2</sup>
<b>Total</b>	<b>52,500 FT<sup>2</sup></b>
Parking Spaces	89

<b>PLOT D</b>	<b>XXX Acres</b>
Warehouse	XXXX FT <sup>2</sup>
Offices	XXXX FT <sup>2</sup>
<b>Total</b>	<b>XXXX FT<sup>2</sup></b>
Parking Spaces	XX



## 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.

## Accommodation

Premises are available from 4,877.4 to 14,975 sq m, and can be designed and built to meet occupier's specific requirements.

Specifications could include:

- Mains gas and three phase electricity supply
- Dedicated car parking and yard areas
- Possible cross docking facilities
- Floor loading from 37.5 KN/m<sup>2</sup>
- Eaves heights from 8m to 11m
- Dedicated offices and welfare facilities



**Viewing:** Strictly by prior arrangement with the joint sole agents.



Managed by



Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. September 2015.