



TO LET

Unit 12A Follingsby Park Gateshead NE10 8YG

- 4,041 m² (43,497 ft²)
- Modern detached production/warehouse unit
- Ground and first floor offices
- 3 level access loading doors
- 2 dock level access loading doors
- 8m eaves height
- Large secure service yard
- 1MVA power supply
- Located adjacent to A194(M)

SUBJECT TO CONTRACT

**Contact: Nick Atkinson
Email: nick@htare.co.uk
Direct Tel: 0191 245 3011**

**HTA Real Estate
Suite E7a,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234**

Location

Follingsby Park is a premier industrial estate extending to 110 acres at the centre of the Tyne & Wear conurbation. With direct access to a Motorway junction on the A194(M), the park has good links to the A1(M), the A19 and all the region's main towns and cities, including Newcastle, Sunderland and Durham.

An established prime industrial location with a mixture of tenants including Energizer, Pioneer Foodservices, DX Express, and Rustoleum.

Description

The premises comprise a detached high bay industrial unit of steel framed construction with production area, warehouse and office accommodation over two floors,

A steel portal frame building with brick/blockwork base walls with insulated profile metal sheeting above, also extending to the roof which incorporates translucent roof lights. The unit has an eaves height of approximately 8m and maximum apex height of 9.5m. Loading access is via three insulated sectional up and over loading doors and two dock level loading doors. The warehouse has LED lighting and gas fired warm air blowers.

The offices are carpeted throughout with suspended ceilings, LED lighting, gas central heating radiators and comfort cooling in some areas. The first floor includes a canteen.

A car park to the front provides circa 50 spaces, with an additional 5 spaces in the secure service yard, which has a maximum depth of approximately 50m.



Ground Floor Office

Accommodation

| | sq m | sq ft |
|--------------------------|----------------|---------------|
| Production and Warehouse | 3,506.8 | 37,747 |
| Ground Floor Offices | 273.5 | 2,944 |
| First Floor Offices | 260.7 | 2,806 |
| Total GIA | 4,041.0 | 43,497 |

Terms

Available by way of assignment of a lease expiring 2nd June 2028 at a passing rent of £220,135 per annum. The lease has security of tenure. Alternatively, a new lease can be negotiated.

Business Rates

The Valuation Office Agency website lists the property with a Rateable Value of £295,000 from April 2026. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. The power supply has been upgraded to 1 MVA with a dedicated transformer and LV switch room.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC rating of B(39) valid until April 2034. A copy of the EPC is available on request.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via sole agents HTA Real Estate

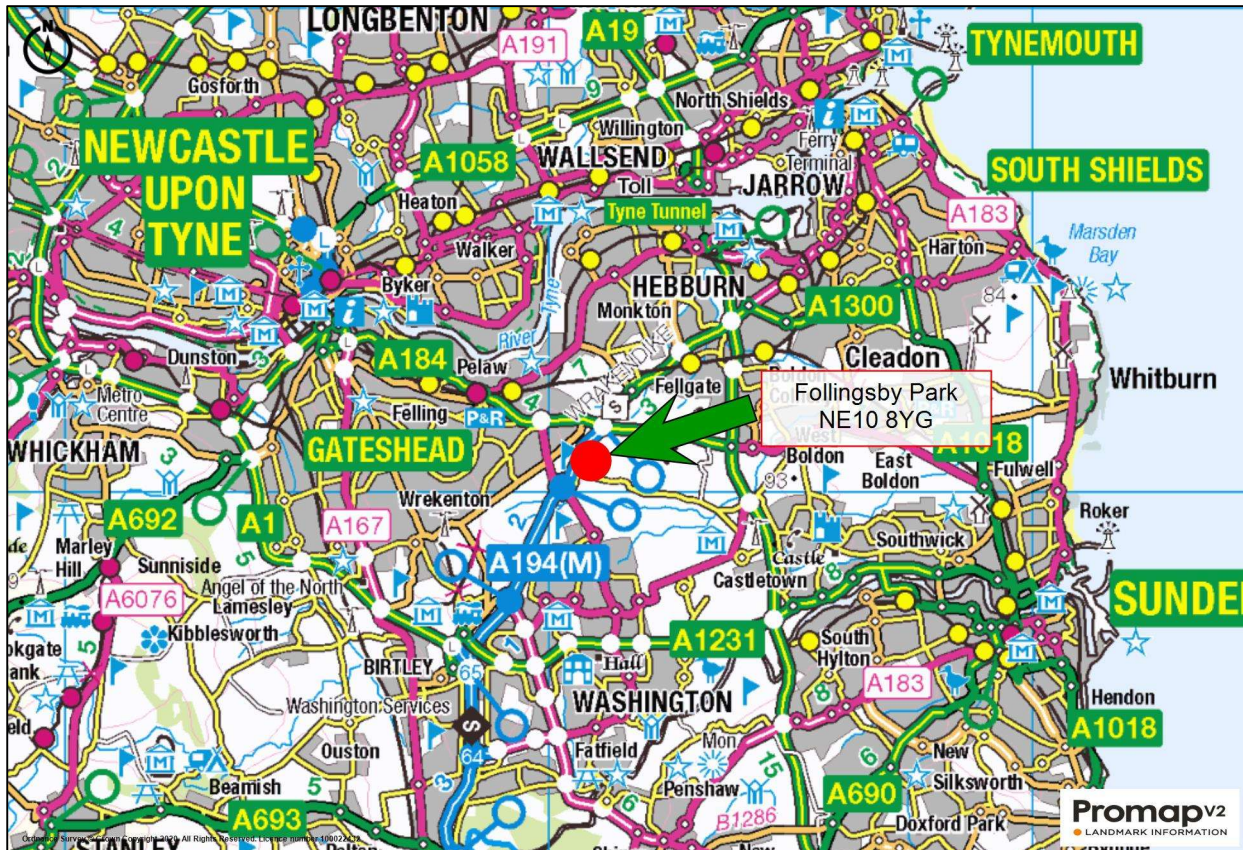
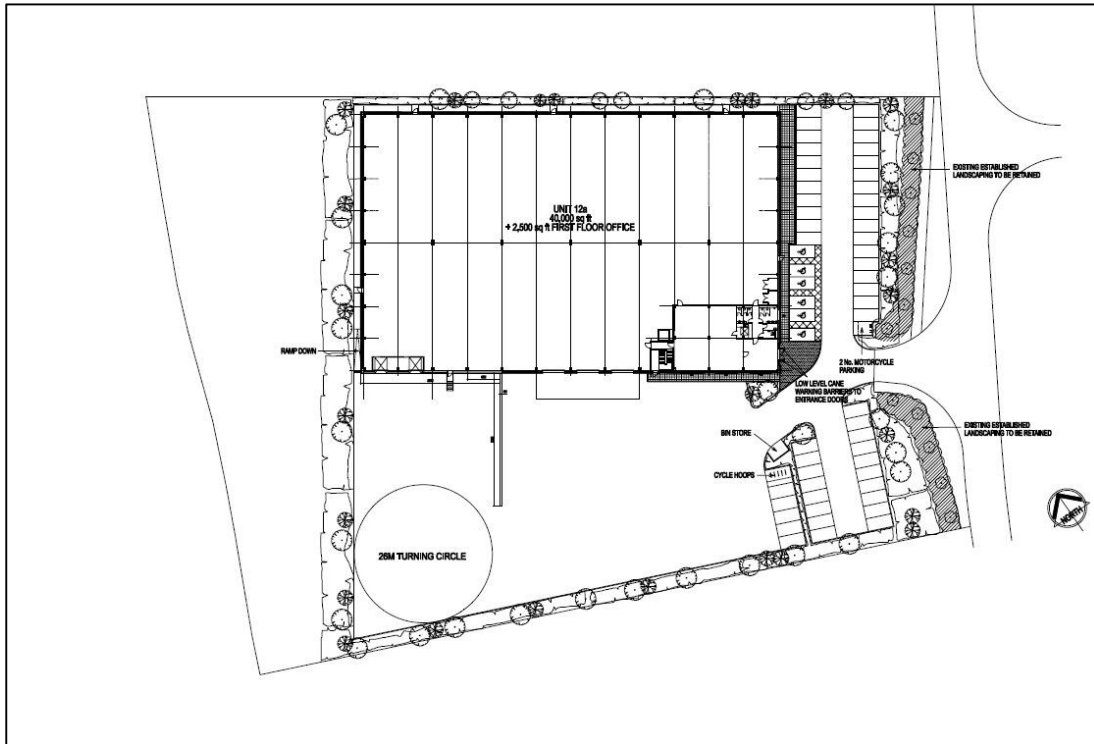
| | | |
|----------|--|--|
| Contact: | Nick Atkinson | Simon Hill |
| Email: | nick@htare.co.uk | simon@htare.co.uk |
| Tel: | 0191 245 3011 | 0191 245 3010 |
| Mobile: | 07950 319060 | 07855 834467 |



Service Yard



Elevation



Site Plan and Location Plan