



# To Let

## 11,114m<sup>2</sup> (119,634ft<sup>2</sup>)

**Unit 13 Follingsby Close  
Follingsby Park, Gateshead  
NE10 8YG**

- Modern high bay industrial unit with offices
- Large secure service yard
- Dock and level access loading
- Minimum eaves heights 9.4 up to 14m in the high bay
- LED Lighting
- Excellent established location close to A194(M)

**SUBJECT TO CONTRACT**

**Contact: Nick Atkinson  
Email: [nick@htare.co.uk](mailto:nick@htare.co.uk)  
Direct Tel: 0191 245 3011**

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

## Location

Follingsby Park is an established prime industrial estate in the North East. Located centrally within the region and adjacent to the A194(M), it has excellent access to both the A1(M) and A19. The estate houses 49 units ranging in size from 4,000 sq ft to 135,000 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. Other occupiers include Ikea, Northumbria Police, and Bunzl.

## Description

The property comprises a double steel portal frame warehouse (original warehouse) plus a single portal frame high bay warehouse (warehouse extension). Each bay includes 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.

The office accommodation 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.

## Accommodation

	sq m	sq ft
Original Warehouse	5,485	59,045
Warehouse Extension	3,042	32,745
Ground Floor Offices	905	9,744
First Floor Offices	841	9,050
Second Floor Offices	841	9,050
<b>Total GIA</b>	<b>11,114</b>	<b>119,634</b>

## Terms

Available by way of a new lease for a term of years to be agreed. Rent on application.

## Specification

- 4 dock level loading doors
- 1 level sectional loading door
- Kitchen and staff facilities
- 4 EV charging points
- Secure yard with potential for expansion
- 9.4m and 14m minimum internal eaves
- LED lighting
- Passenger lift

## Business Rates

The Valuation Office Agency website lists the property with a Rateable Value of £555,000 from 1<sup>st</sup> 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.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The property has an EPC Rating of C(64). A copy of the certificate 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.

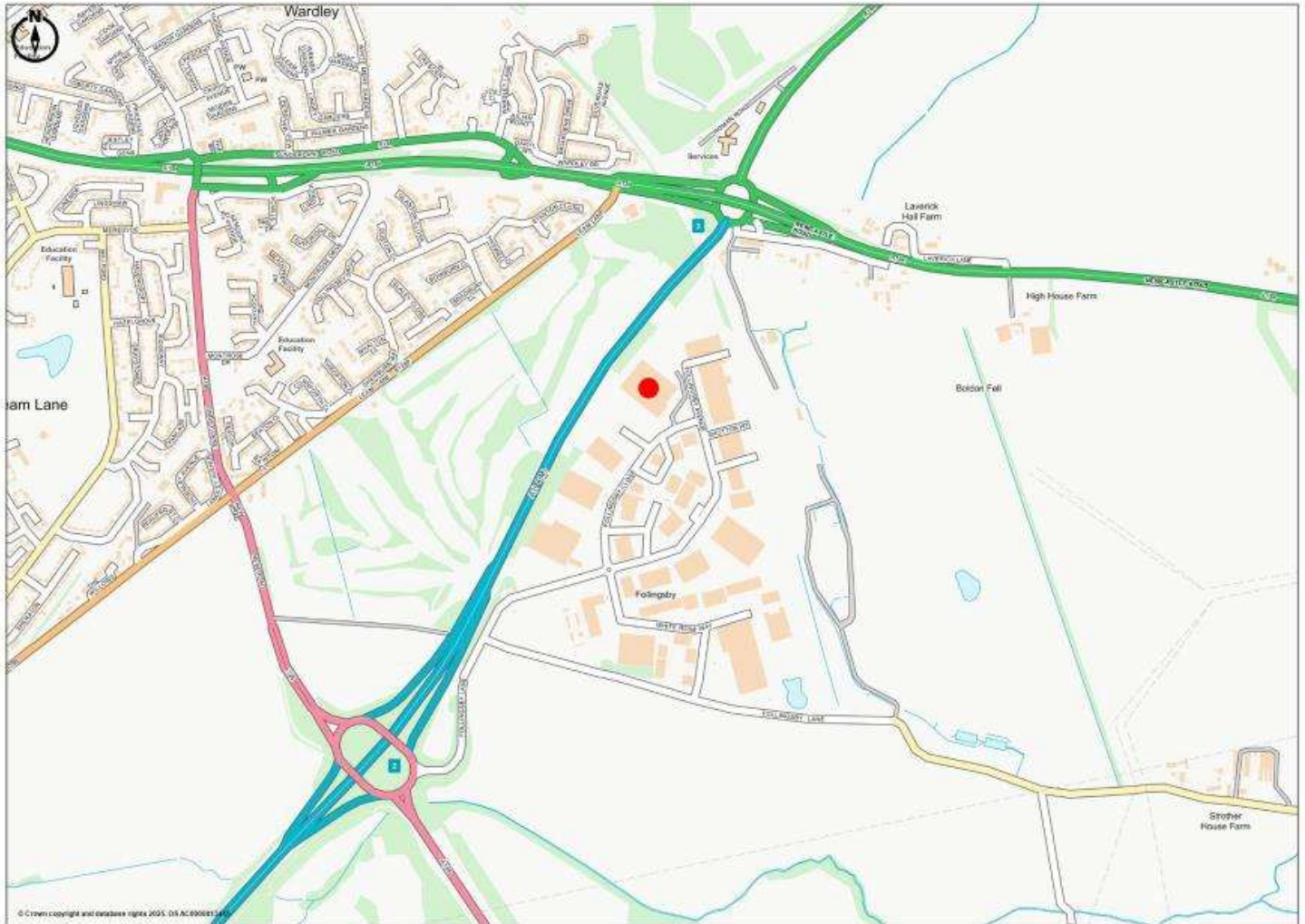
## Viewing

Via Agents HTA Real Estate

Contact: Nick Atkinson      Simon Hill  
Email: [nick@htare.co.uk](mailto:nick@htare.co.uk)      [simon@htare.co.uk](mailto:simon@htare.co.uk)  
Tel: 07950 319060      07855 834467

Joint agents are Avison Young and Naylor.





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