



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

- **Industrial premises with secure yard area**
- **Site extends to 5.48 acres**
- **Potential for expansion into adjoining sites**

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Avison Young

Fourth Floor
Central Square
Forth Street
Newcastle Upon Tyne
NE1 3PJ

Industrial building for lease

Property Description

The property comprises a double steel portal frame warehouse (original warehouse) with a single portal frame high bay warehouse (extended warehouse), with 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 to the north east elevation.

The office accommodation is arranged over 3 storeys and 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 with land available either side for an increased yard space or further warehousing.

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

- 4 dock level loading doors
- 1 sectional loading door
- Expansion potential to provide up to 200,000 sq ft
- Kitchen and staff facilities
- 4 EV charging points
- Secure yard with potential for expansion
- 9.4m and 14m internal eaves
- LED lighting
- Passenger lift
- Min internal eaves - 9.4m and 14m

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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq m	Sq ft
Original Warehouse	3,043	32,745
High Bay Warehouse	5,485	59,045
Ground Floor Offices	905	9,744
First Floor Offices	841	9,050
Second Floor Offices	841	9,050
Total	11,114	119,634

Should the office space be greater than an occupier's requirements, the landlord will look to sublet one or two floors to another office user.

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. The property is to be re-assessed following refurbishment with this rating anticipated to improve.

Legal Costs

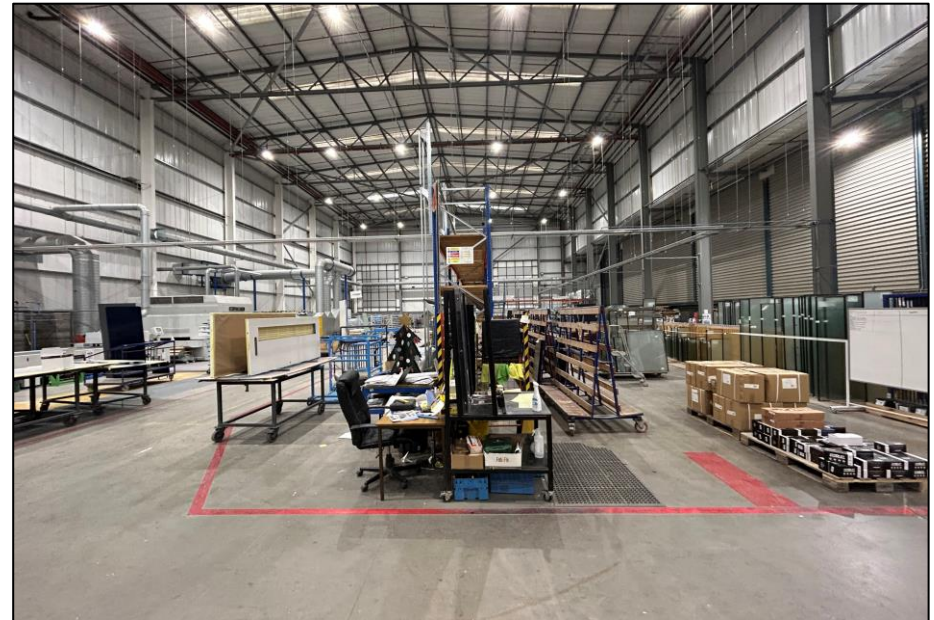
Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

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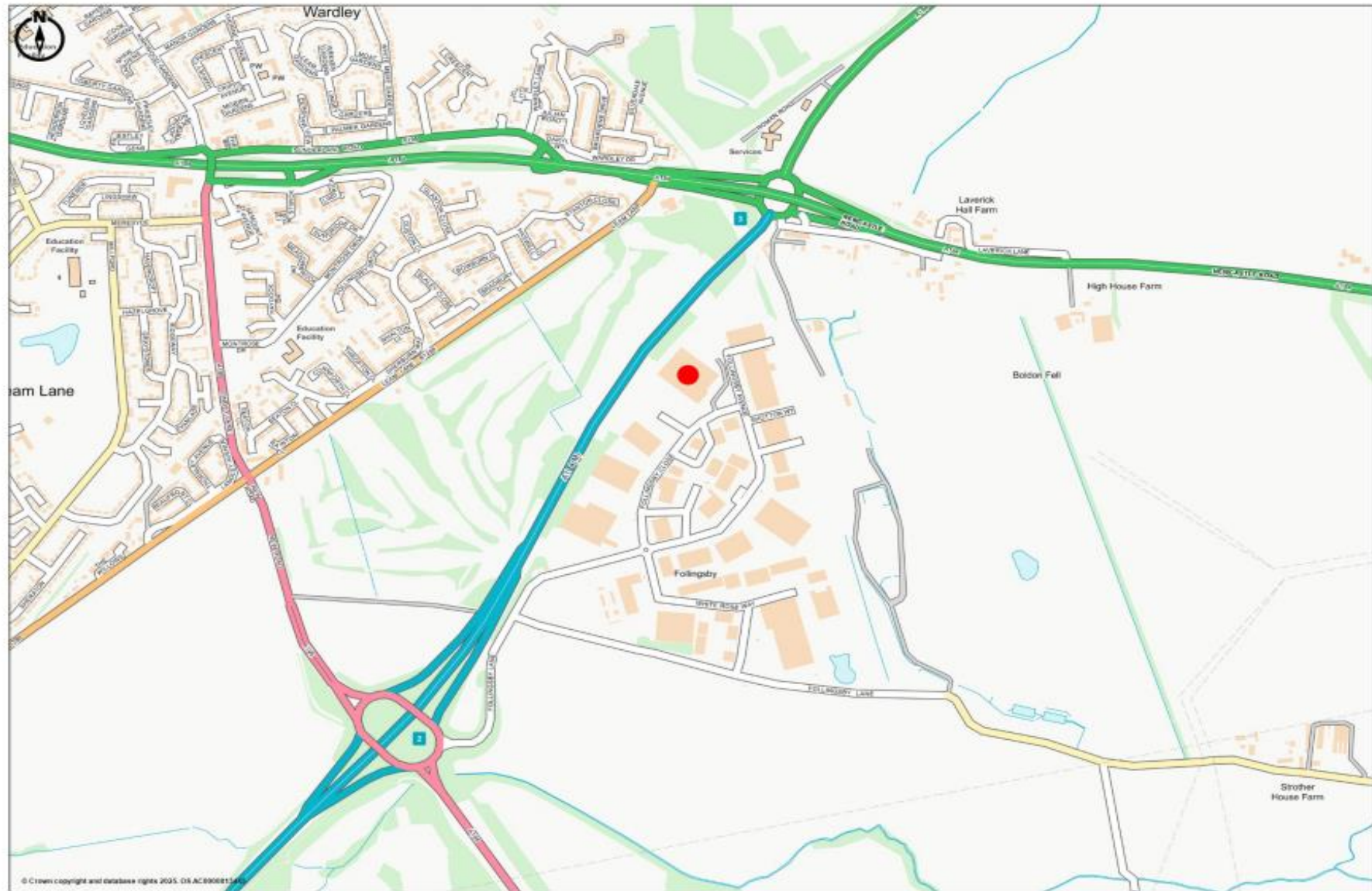
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Expansion opportunities subject to landlord obtaining the legal right to use the land, planning conditions and any other conditions and requirements specified by the relevant authorities.

Expansion opportunities within existing site boundary



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