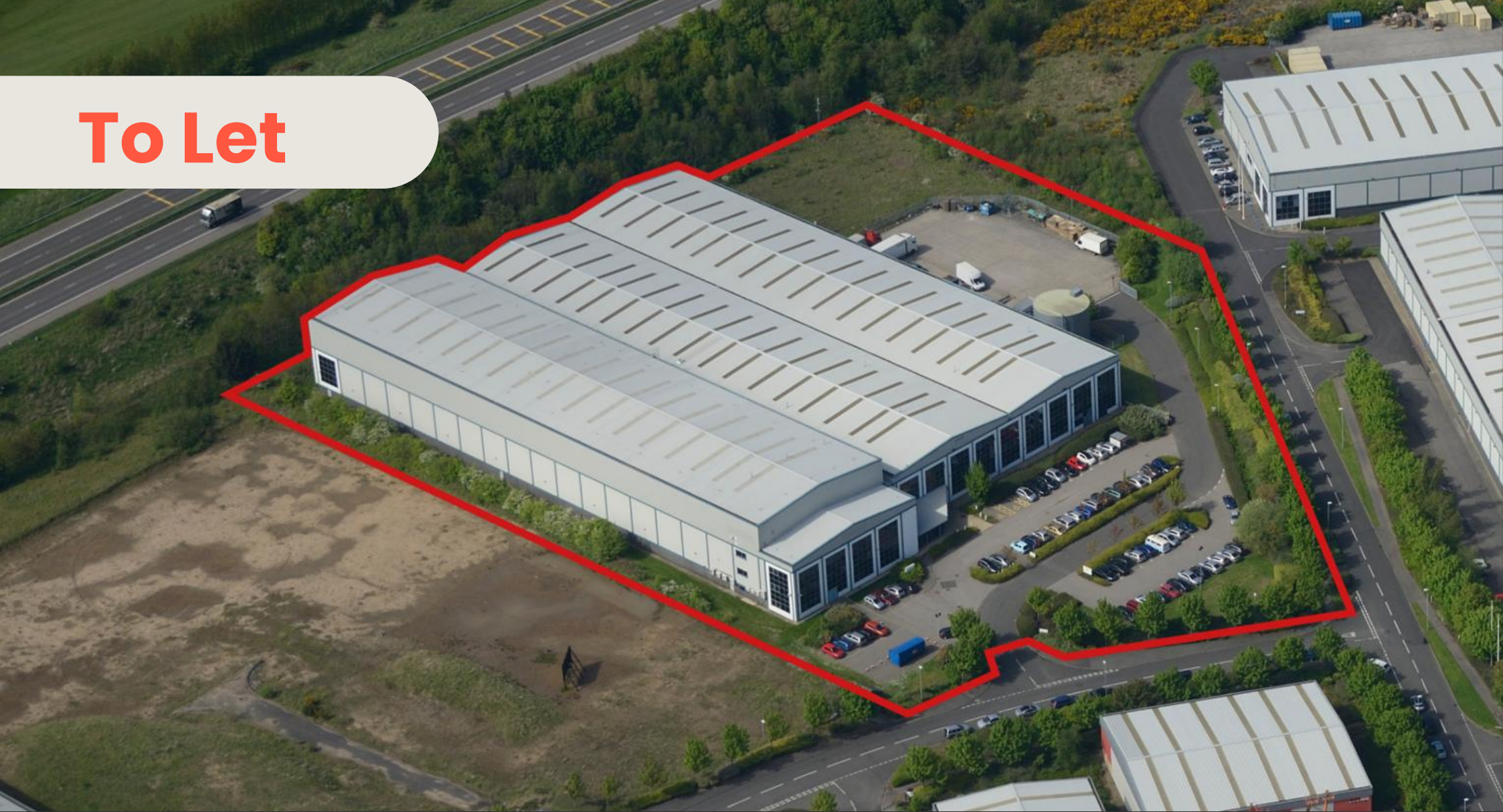




To Let

Unit 13 Follingsby Close

Gateshead, Tyne & Wear, NE10 8YG

 **naylors**

To Let

Modern High Bay Industrial Unit with Offices

119,634 Sq Ft (11,114 Sq M)

- 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)

Location

Follingsby Park is an established prime industrial estate in the North East. Located centrally within the region and adjacent to the A194(M). The estate houses 49 units ranging in size from 4,000 sqft to 135,000 sqft with a total floor space of circa 1.1 million sqft. The estate is an attractive environment for occupiers, is well landscaped and benefits from 24 hour 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.

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

Terms

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

Accommodation

Original Warehouse	59,045 sq ft (5,485 sq m)
Warehouse Extension	32,745 sq ft (3,042 sq m)
Ground Floor Offices	9,744 sq ft (905 sq m)
First Floor Offices	9,050 sq ft (841 sq m)
Second Floor Offices	9,050 sq ft (841 sq m)
TOTAL GIA	119,634 sq ft (11,114 sq m)

Business Rates

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

EPC

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

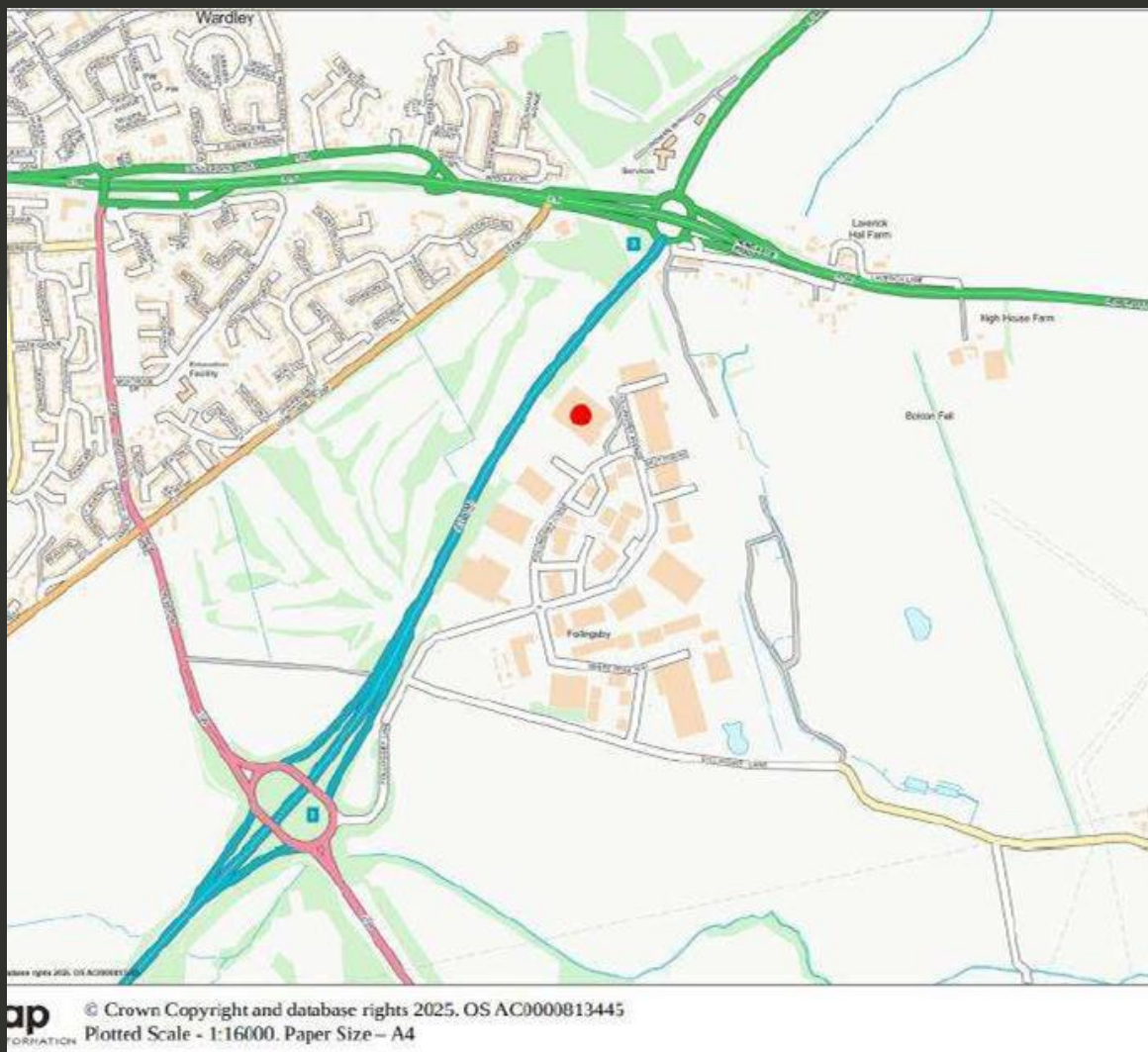
Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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