

Property Details

FOLLINGSBY MAX, Gateshead, Tyne & Wear NE10 8YA
Land and Development / Industrial



Ashley
Smith

FOLLINGSBY MAX

[CLICK HERE FOR FULL MARKETING PARTICULARS](#)

- Planning consent in place for up to 2,500,000 sq ft (including mezzanine)
- Individual Units from 150,000 to 1.2 million sq ft floorplates
- Up to 28m building heights
- Up to 15.2 MVA power
- 1.6m people within a 45 minutes drive
- Enterprise Zone Status
- Serviced development plots available January 2019
- Building construction period from 32 weeks

OVERVIEW

Follingsby Max is one of the most important industrial and logistics opportunities in the North East. Three miles from the A1(M) (via the A194 (M)), the development is ideally placed for accessing automotive and other key industrial supply chains. It can easily accommodate a regional or even a national distribution centre, and it is served by a large available labour force with a diverse skills base.

The planning consent and power supply support the widest possible range of uses, and easy port access will enable Follingsby Max to act as an important link in international supply chains.

Enterprise Zone status brings further benefits to occupiers, in the form of reduced business rates and recruitment and workforce development initiatives.

Follingsby Max is in an established location and is a natural extension to the Follingsby Industrial area benefiting from all the available infrastructure to serve Logistics/Manufacturing business.

ENTERPRIZE ZONE STATUS

Follingsby Max is at the heart of the Gateshead's Enterprise Zone and represents a unique opportunity for business expansion and relocation. Businesses locating on the site will enjoy reduced business rates worth up to £275,000 as well as training, recruitment and workforce development initiatives.

AERIAL VIDEO

[Click here.](#)

VIEWING AND FURTHER INFORMATION

Strictly by appointment of the joint agents:

Ashley Smith Chartered Surveyors,
Oakmere, Belmont Business Park, Durham DH1 1TW.
Stephen Smith BSc MRICS
Contact: 0191 384 2733 / sas@ashleysmith.co.uk

Colliers International
1 Broad Gate, The Headrow, Leeds LS1 8EQ
Robert Whatmuff
Contact: 0113 200 1819 / Robert.Whatmuff@colliers.com

ROAD LINKS

Regional

A194(M) Junction		HGV drive time
Newcastle	2.6 miles	10 mins
Durham	16.3 miles	30 mins
South Shields	10.2 miles	33 mins
Sunderland	15.1 miles	40 mins
Darlington	33.9 miles	1 hr 6 mins
Hartlepool	33.8 miles	1 hr 14 mins
Middlesbrough	42.5 miles	1 hr 20 mins

National

Leeds	96.8 miles	2 hrs 54 mins
Doncaster	113.9 miles	3 hrs 17 mins
Bradford	113.9 miles	3 hrs 19 mins
Sheffield	132.1 miles	3 hrs 43 mins
Manchester	151.4 miles	4 hrs 22 mins
Glasgow	153.5 miles	4 hrs 25 mins
Nottingham	159 miles	4 hrs 38 mins

Ports

Tyne	7.9 miles	29 mins
Sunderland	9.4 miles	30 mins
Tees	40.9 miles	1 hr 23 mins
Hull	140.7 miles	4 hrs 0 mins
Immingham	153.2 miles	4 hrs 20 mins
Liverpool	176.5 miles	5 hr 10 mins
Felixstowe	293.4 miles	8 hr 13 mins

October 2018

PLEASE READ THE FOLLOWING SUBJECT TO CONTRACT

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.