

FOLLINGSBY PARK

UNIT 4

**PRIME INDUSTRIAL UNIT TO LET
78,259 SQ FT (7,270 SQ M)**



1 MVA OF POWER



TARGET BREEAM 'VERY GOOD' & EPC 'A'



UNDERGOING REFURBISHMENT – AVAILABLE NOW

RUST-OLEUM
INDUSTRIALBESTWAY
WHOLESALEIRON
MOUNTAIN®

Shred-it®

amazon

Royal Mail

IKEA

NORTHERN
POWERGRID

dfs

A194(M)

A194(M)

UNIT 4

THE NORTH EAST'S PRIME DISTRIBUTION AND MANUFACTURING DESTINATION

FOLLINGSBY PARK IS A LEADING INDUSTRIAL AND DISTRIBUTION HUB IN THE NORTH EAST, STRATEGICALLY LOCATED BETWEEN NEWCASTLE, GATESHEAD, SUNDERLAND AND SOUTH TYNESIDE WITH EXCELLENT ACCESS TO THE REGIONAL MOTORWAY NETWORK AND LABOUR MARKETS.

FOLLOWING REFURBISHMENT, UNIT 4 WILL OFFER HIGH-QUALITY WAREHOUSE ACCOMMODATION SUITABLE FOR LOGISTICS, MANUFACTURING, E-COMMERCE, WAREHOUSING AND DISTRIBUTION OPERATIONS. SET WITHIN A WELL-ESTABLISHED BUSINESS LOCATION, THE PARK OFFERS EXCELLENT CONNECTIVITY, A STRONG WORKFORCE AND A PROVEN OCCUPIER BASE.

UNIT 4



AREA	SQ FT	SQ M
GF WAREHOUSE	72,479	6,733
GF OFFICES	2,846	264
FF OFFICES	2,934	273
TOTAL	78,259	7,270



MINIMUM 10M
EAVES HEIGHT



10 DOCK
LOADING DOORS



4 LEVEL
ACCESS DOORS



50M YARD
DEPTH



74 CAR
PARKING SPACES



1 MVA OF
POWER



TWO-STOREY OFFICE
ACCOMMODATION



SECURE SELF-
CONTAINED SITE



24/7 OPERATIONAL
CAPABILITY



IMPROVED ENERGY
PERFORMANCE



BREEAM
VERY GOOD



EPC
A

FLEXIBLE SPACE DESIGNED FOR
OPERATIONAL EFFICIENCY

DESIGNED FOR MODERN INDUSTRIAL AND LOGISTICS OPERATIONS, UNIT 4 COMBINES HIGH-QUALITY WAREHOUSE SPACE WITH GENEROUS YARD PROVISION, EXTENSIVE LOADING FACILITIES AND CONTEMPORARY OFFICE ACCOMMODATION.

ITS DETACHED, SECURE LAYOUT ENABLES EFFICIENT VEHICLE CIRCULATION AND OPERATIONAL FLOW, MAKING IT IDEALLY SUITED TO MANUFACTURING, E-COMMERCE, THIRD-PARTY LOGISTICS AND DISTRIBUTION BUSINESSES SEEKING FLEXIBLE, HIGH-PERFORMANCE SPACE.

UNIT 4



TO BE REFURBISHED

STRATEGIC ACCESS ACROSS THE UK AND BEYOND

FOLLINGSBY PARK BENEFITS FROM A PRIME LOCATION ADJACENT TO THE A194(M), OFFERING DIRECT ACCESS TO THE A1(M), A19 AND THE NATIONAL MOTORWAY NETWORK. THE PORT OF TYNE, NEWCASTLE INTERNATIONAL AIRPORT AND THE TYNE TUNNEL ARE ALL WITHIN EASY REACH, PROVIDING EXCELLENT REGIONAL, NATIONAL AND INTERNATIONAL CONNECTIVITY. THIS STRATEGIC POSITION MAKES FOLLINGSBY AN IDEAL BASE FOR LOGISTICS, MANUFACTURING AND DISTRIBUTION BUSINESSES.

DRIVE-TIMES	DISTANCE	TIME
A194(M)	0.7 MILES	2 MINS
SOUTH TYNESIDE / A19	2.6 MILES	6 MINS
A1(M)	3.1 MILES	5 MINS
TYNE TUNNEL	5.7 MILES	6 MINS
GATESHEAD	6.5 MILES	16 MINS
NEWCASTLE	8.0 MILES	19 MINS
SUNDERLAND	8.1 MILES	20 MINS
LEEDS	99 MILES	1 HR 55 MINS
EDINBURGH	123 MILES	2 HRS 20 MINS
GLASGOW	151 MILES	2 HRS 40 MINS
MANCHESTER	151 MILES	2 HRS 50 MINS
BIRMINGHAM	207 MILES	3 HRS 45 MINS

LABOUR CATCHMENT

THE PARK’S CENTRAL LOCATION ALLOWS OCCUPIERS TO RECRUIT FROM MULTIPLE POPULATION CENTRES, REDUCING RELIANCE ON A SINGLE LABOUR MARKET AND SUPPORTING FUTURE BUSINESS GROWTH.

450,000
RESIDENTS WITHIN
15 MINUTES

1.1 MILLION
RESIDENTS WITHIN
30 MINUTES

1.8 MILLION
RESIDENTS WITHIN
45 MINUTES



UNIT 4

FOLLINGSBY PARK

TERMS

ON APPLICATION

BUSINESS RATES

£465,000 (APRIL 2026 RATING LIST)

EPC

EPC RATING A.

VAT

WE UNDERSTAND THAT THE PROPERTY IS ELECTED FOR VAT. IT IS ANTICIPATED THAT ANY TRANSACTION WILL BE STRUCTURED AS A TRANSFER OF GOING CONCERN (TOGC).

AML REGULATIONS

PROSPECTIVE TENANTS ARE TO PROVIDE FULL IDENTIFICATION DOCUMENTS FOR APPROVAL PRIOR TO COMPLETION OF THIS TRANSACTION.

ASSET MANAGERS

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