

FOLLINGSBY PARK

PLOT 48

BUILD-TO-SUIT OPPORTUNITY

**PRIME DATA CENTRE
DEVELOPMENT OPPORTUNITY**

3.03 ACRE SITE – TO LET/FOR SALE



15 MVA OF POWER (WITH SCOPE TO SCALE BEYOND 15 MVA)



AVAILABLE NOW

RUST-OLEUM
INDUSTRIAL

BESTWAY
WHOLESALE

IRON
MOUNTAIN

Shred-it

dfs

NORTHERN
POWERGRID

IKEA

Royal Mail

PLOT 48

PLOT 80 - SOLD
CURRENTLY UNDER DEVELOPMENT

A1(M)
3 MILES

A194(M)

A194(M)

amazon

THE NORTH EAST'S PRIME DATA CENTRE LOCATION

Follingsby Park is a strategically located business destination in the North East, positioned between Newcastle, Gateshead, Sunderland and South Tyneside with excellent access to the A1(M) and the wider UK motorway network.

Plot 48 represents one of the UK's most significant development opportunities for digital infrastructure. With 15MVA immediately available and the potential for additional capacity, the site offers developers and occupiers the opportunity to create a bespoke data centre campus tailored to hyperscale, cloud, AI or enterprise requirements.

BE PART OF THE FUTURE OF DIGITAL INFRASTRUCTURE

Plot 48 presents a rare opportunity to deliver a purpose-built data centre campus in one of the UK's fastest-growing digital infrastructure markets. With 15MVA of immediately available power and capacity for future expansion, the site is ready to support hyperscale, cloud, AI and enterprise deployments.

Designed as a flexible build-to-suit development, the site combines secure infrastructure, excellent national connectivity and direct access to the A1(M) within an established industrial and logistics location. Its scalable masterplan and strong engineering ecosystem provide the resilience and flexibility required for mission-critical operations.

As demand for AI, cloud computing and high-performance data processing continues to grow, Follingsby offers a future-ready platform with the power, connectivity and strategic positioning to support the next generation of digital infrastructure.



15MVA AVAILABLE POWER



BUILD-TO-SUIT DEVELOPMENT



DIRECT ACCESS TO A194



SECURE SELF-CONTAINED SITE



FLEXIBLE MASTERPLAN



PRIME INDUSTRIAL SITE



AI & HPC READY



NATIONAL CONNECTIVITY



FUTURE ENERGY READY

PLOT 48

FOLLINGSBY PARK



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 Park 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
London	260 miles	4 hrs 25 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



PLOT 48

FOLLINGSBY PARK

TERMS

On Application

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

Caroline Large
clarge@wbproperties.com
07493 292 431

Tom Lowndes
tlowndes@wbproperties.com
07760 354 553

Emily Hart
ehart@wbproperties.com
07500 541 827

AVISON YOUNG

Danny Cramman
danny.cramman@avisonyoung.com
07796 993 750

Adam Lawson
adam.lawson@avisonyoung.com
07825 113 277



HTA

REAL ESTATE

Nick Atkinson
nick@htare.co.uk
07950 319 060

Simon Hill
simon@htare.co.uk
07855 834 467

Carter Jonas

Rich Harris
rich.harris@carterjonas.co.uk
07808 290 894

Marissa Allott
marissa.allott@carterjonas.co.uk
07890 300 109

Misrepresentation Act: The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Prices quoted are subject to change. All prices exclude VAT. The Landlord supports the Code for Leasing Business Premises in England and Wales 2007 – www.leasingbusinesspremises.co.uk – August 2026.

DESIGNED & CREATED BY eighty. WWW.EIGHTY.STUDIO