

POWERING THE NEXT GENERATION OF CONVENIENCE



A194(M)



**TO LET/FOR SALE - PRIME ROADSIDE RETAIL OPPORTUNITY
AT NORTH EAST ENGLAND'S PRIME INDUSTRIAL PARK**

FOLLINGSBY PARK INDUSTRIAL ESTATE | FOLLINGSBY AVENUE | GATESHEAD | NE10 8YG | [///hint.convert.digitally](http://hint.convert.digitally)

BE PART OF THE FUTURE OF ROADSIDE RETAIL

Located in a prominent position at the entrance to the prime industrial estate in the North East, this exceptional development plot offers a rare opportunity for forward-thinking F&B and EV charging operators.

With direct visibility from the A194(M) and immediate access to the motorway network, the site captures high volumes of passing traffic alongside a built-in, daily customer base of over 3,500 employees. The adjacent Amazon warehouse further strengthens footfall, ensuring consistent demand from a workforce that values speed, convenience, and quality.

This is more than just a location - it's a strategic hub. Perfectly suited for a modern roadside destination, the plot is ideal for:

- Grab-and-go food and beverage concepts
- Drive-thru formats
- High-speed EV charging infrastructure and HGV's

As the shift toward electric mobility accelerates and consumer expectations evolve, this site places you at the intersection of connectivity, visibility, and demand.

Our initial enquiries indicate that a suitable planning consent can be secured for EV charging with ancillary retail / food & beverage use.

KEY HIGHLIGHTS

- Prominent roadside frontage with excellent visibility
- Immediate access to major motorway links A1(M) to Durham and the Midlands
- 6.3 MVA of power available
- Established workforce of 3,500+ employees
- Adjacent to a major logistics hub
- Ideal for F&B and EV charging synergy



TRAFFIC

Daily average of vehicles that pass Follingsby Park in both directions

	A194(M)	A195
Cars and Taxis	31,291	9,232
Buses and Coaches	100	20
Light Goods Vehicles	8,110	1,787
Heavy Goods Vehicles	2,249	314
TOTAL	41,750	11,353

Source: Department of Transport (2023 Statistics)



DRIVE-TIMES	Distance	Approx. Time
A194(M)	0.4 miles	1 min
A1(M)	3.1 miles	4 mins
Washington	4.5 miles	9 mins
Tyne Tunnel	4.9 miles	11 mins
Newcastle	5.2 miles	15 mins
South Tyneside / A19	5.2 miles	15 mins
Gateshead	4.5 miles	16 mins
Durham	14.4 miles	19 mins
Sunderland	8.1 miles	20 mins

Drive times approximate. Sourced by Google Maps.

LOCATION

Follingsby Park is a modern industrial estate extending to 110 acres at the centre of the Tyne & Wear conurbation, with excellent access to Newcastle, Gateshead, Sunderland and South Tyneside.

The estate provides approximately 1,500,000 sq ft of industrial space, making it a well-established location for logistics, distribution and industrial occupiers.

The Park has direct access to a Motorway junction on the A194(M) giving easy access to the A1(M), the A19 and north to the Tyne Tunnel.





PLOT D

amazon

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