



TO LET

7,939 SQ FT OF INDUSTRIAL /WAREHOUSE

18C Follingsby Park
Gateshead
NE10 8YA

Carter Jonas

LOCATION

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

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.

DESCRIPTION

Unit 18C has been recently refurbished and provides a detached industrial unit of steel portal frame construction with a mixture of blockwork base walls and insulated profile metal sheeting extending to the roof. The property has a minimum 6.5m eaves height and 3 loading doors. Internally, the unit comprises a ground floor warehouse with ground floor offices and a mezzanine above.

There is a yard area to the front of the unit with 12 car parking spaces.

SPECIFICATION

- Newly refurbished
- Office accommodation
- 6.5m minimum eaves height
- 3 level access loading doors
- 12 car parking spaces

ACCOMMODATION

	Sq ft	m2
GF warehouse	6,311	586.2
GF office	814	75.6
Mezzanine	814	75.6
TOTAL	7,939	737.4

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

EPC

The property has an EPC rating B-47.

BUSINESS RATES

£53,500 (April 2026 Rating List).

RENT

£85,344 pa exclusive of VAT, service charge and stamp duty.

TERMS

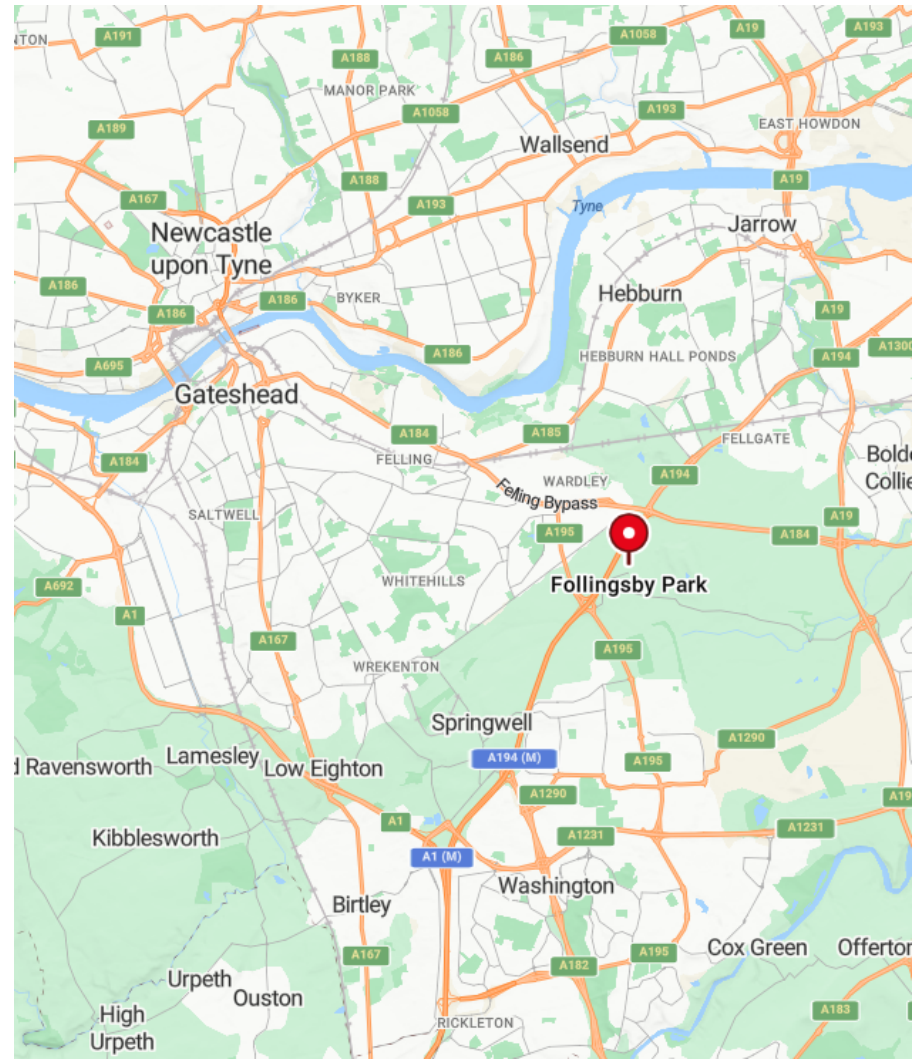
Available by way of a new FRI lease on terms to be agreed.

LEGAL COSTS

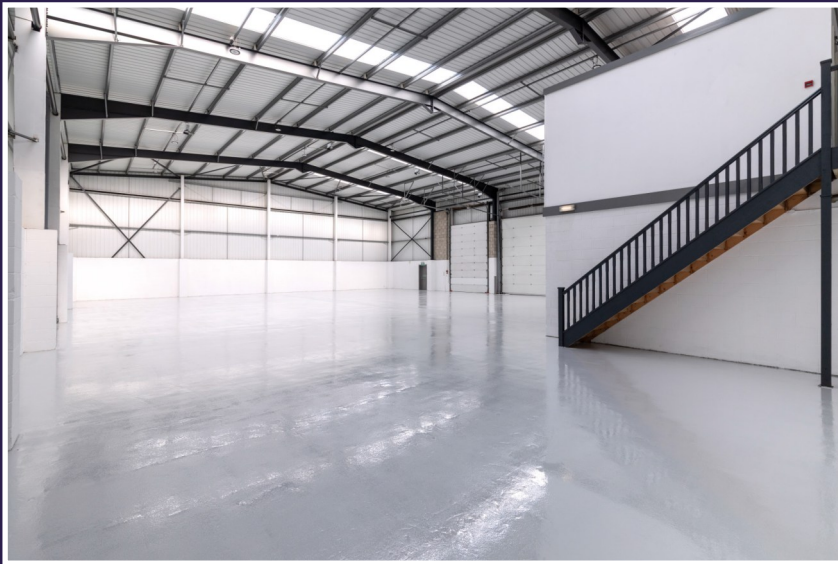
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with joint agents.



IMPORTANT INFORMATION These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. August 2026



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