



TO LET

19F Follingsby Park
Gateshead
NE10 8YX

**11,436 SQ FT OF INDUSTRIAL /
WAREHOUSE**

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 19F has been recently refurbished and comprises 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 unit benefits from translucent roof lights and an approximate eaves height of 7m.

Loading access is via two electronically operated loading doors which leads to the secure service yard to the rear of the property. There is a car park to the front of the unit which provides tenant parking.

The offices are carpeted throughout with suspended ceilings, LED lighting and electric radiators. WC facilities are provided next to the ground floor office space.

SPECIFICATION

- Fully refurbished
- Secure service yard with separate access
- Car parking spaces
- 2 electric roller shutter loading doors
- Eaves height 7m
- Office accommodation

ACCOMMODATION

	Sq ft	m2
GF warehouse	10,024	931
Mezzanine	736	69
Offices	736	69
TOTAL	11,436	1,062

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.

BUSINESS RATES

£80,500 (April 2026 Rating List).

RENT

£128,650 pa exclusive of VAT, service charge and stamp duty.

TERMS

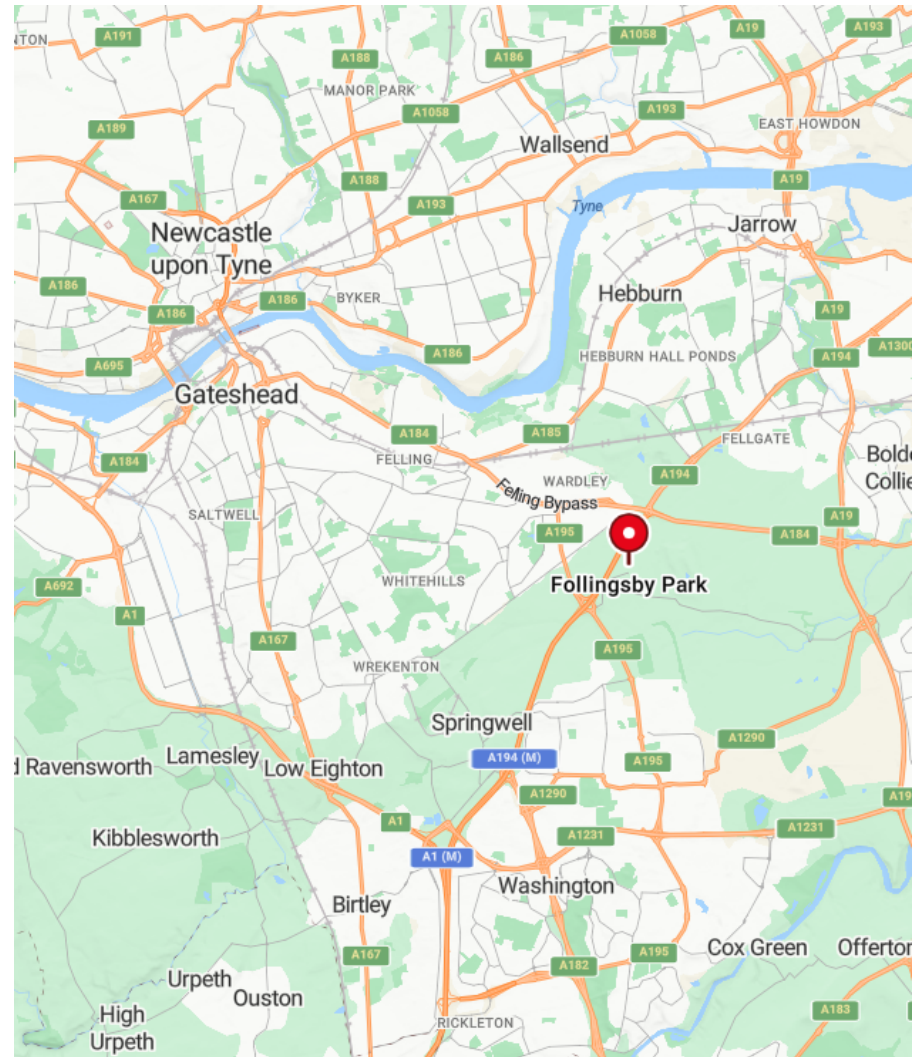
Available by way of a new FRI lease on terms to be agreed.

LEGAL COSTS

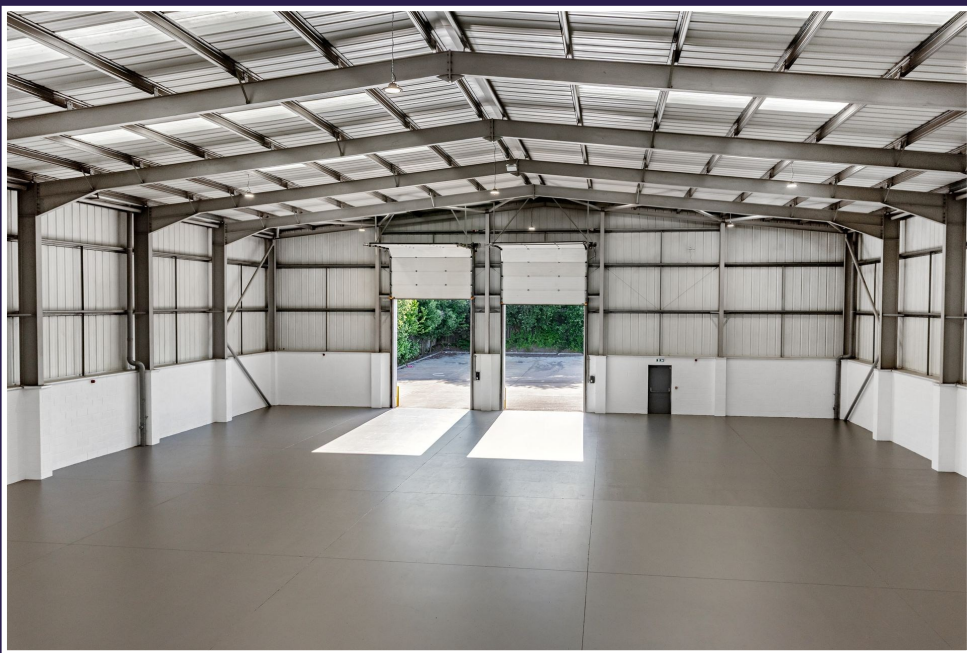
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with joint agents.



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