



## TO LET

### Former ATS Premises 18C Follingsby Park Gateshead Tyne & Wear NE10 8YG

#### Warehouse & Premises

#### Specification

- Established modern industrial park location
- Easy access to the A1 and A19 via the A194/A184
- Available for assignment or sub-letting
- Easily accessible site between Sunderland & Newcastle
- 23 ft (7 m) eaves height
- Incentives available

#### Location

Follingsby Park is a modern warehouse on an industrial park situated around 6 miles to the south east of Newcastle and 11 miles to the north west of Sunderland. The estate is at the junction of the A194(M) and the A184. There are a number of prominent occupiers on the estate including Bestways Cash & Carry, J Barber & Sons, Royal Mail, Spark Response and Iron Mountain Storage.

The property is situated at the southern end of the estate, to the north of Follingsby Lane.

#### Description

The property comprises a modern purpose built unit of steel portal frame construction with brick/blockwork walls to a height of approximately 2 m (6ft 6 in) above which is PVC coated profile metal cladding. The roof is pitched span design with PVC coated profile metal decking.

The property has three vehicle loading doors along the front elevation of the building.

Internally there is a two storey office/admin block which provides a reception area/office, stock control room and WC on the ground floor. On the first floor there is a general office/managers office and storeroom.

Externally and to the front of the property there is a concrete yard and forecourt area with block paving areas and providing parking for 12 vehicles.

#### Accommodation

The accommodation comprises the following approximate areas:

Ground Floor	7,123 sq ft	(661.740 sq m)
First Floor	822 sq ft	(76.341 sq m)
<b>Total</b>	<b>7,945 sq ft</b>	<b>(734.081 sq m)</b>

#### Tenure

The property is held on a 15 year lease from 11 August 2003, which is subject to a review in August 2013. The current rent is £42,700 per annum exclusive. The lease is on effective fully repairing and insuring terms. There is a break option on 11 August 2013 on giving not less than six months notice.

#### Rating Assessment

The current rateable value of the property is £30,250.

The property is assessed as warehouse and premises.

#### Terms

The property is offered for assignment of the existing lease or alternatively a sub lease will be considered.

Incentives are available to suitable parties.

#### Viewing

By appointment through Johnson Tucker LLP.  
Contact Andrew Tucker.

#### Subject to Contract



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