

BARBOUR DISTRIBUTION CENTRE,  
FOLLINGSBY PARK, GATESHEAD,  
TYNE & WEAR, NE10 8YG

For Sale or May Let



on the instructions of  
**Barbour**





# BARBOUR DISTRIBUTION CENTRE

## Location

Follingsby Park is considered to be one of the premier distribution locations within the North East, strategically positioned at the junction of the A194(M) and the A185 approximately 6 miles to the south west of Newcastle City Centre and 7 miles to the north east of Sunderland City Centre.

The A194(M) provides direct access to the A1(M) 3 miles to the south and the A19, Tyne Tunnel and Port of Tyne all within circa 5 miles to the north. Newcastle International Airport is situated approximately 12 miles to the north west.

## Follingsby Park

Follingsby Park is a modern, attractive distribution park on a security controlled site. A wide range of occupiers have chosen to locate their logistics facilities at Follingsby including IKEA, FedEx, Pioneer Food Service, Scholle Europe, Panther Logistics and DFS. Northumbria Police Operational Tactical Training Centre is also located at the entrance to the estate.

## Description

The property comprises a large detached and secure portal framed high bay warehouse facility with integral 3 storey office accommodation. The property was built in 1996 then extended in 2000 with a higher bay warehouse and additional office accommodation. The property benefits from the following:

### Office Accommodation

- 3 storey office accommodation
- Passenger lift to all floors
- Staff amenities including WC facilities and canteen
- Air conditioning
- Suspended ceilings, recessed lighting and perimeter trunking
- Plaster, painted and carpeted finishes
- Staff car park to front

## Warehousing

- 2 bays with clear internal height 9.4 m
- High bay extension with clear internal height 13 m
- Two level mezzanine with integrated racking
- Narrow aisle racking with wire guided forklift
- High density sodium lighting
- 4 no dock level loading doors
- 1 no level access door
- Fully integrated sprinkler system
- Dedicated secure service yard

## Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Ed) and the following Gross Internal Areas recorded:

Floor	Description	Sq.m	Sq.ft
Principal Warehouse	Warehouse	5,514.15	59,354
High Bay Warehouse	Warehouse	3,007.09	32,368
First Floor Mezzanine	Store	3,774.72	40,631
Second Floor Mezzanine	Store	3,930.51	42,308
Offices	Ground	861.71	9,275
	First	801.81	8,631
	Second	801.81	8,631
Total		18,691.80	201,198

## Rateable Value

The property has a Rateable Value (RV) of £445,000.



## Energy Performance Asset Rating

The property has the following Energy Performance Asset Rating. Further information is available on request.

EPC Rating - X

## Tenure

The property is held by way of 999 year lease from 10th June 1996 at a non-reviewable peppercorn rental.

## Price

Offers are sought in the region of £5.5m for the virtual freehold interest

## Lease Terms

Alternatively our clients may consider letting the property on a new lease for a term to be agreed at a rent of £535,000 per annum

## VAT & Stamp Duty

All rents and charges are quoted exclusive of Value Added Tax (VAT) and Stamp Duty which will be charged at the prevailing rate.

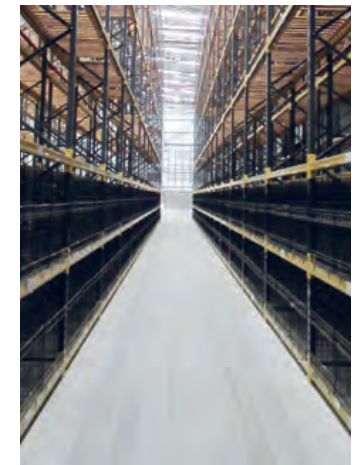
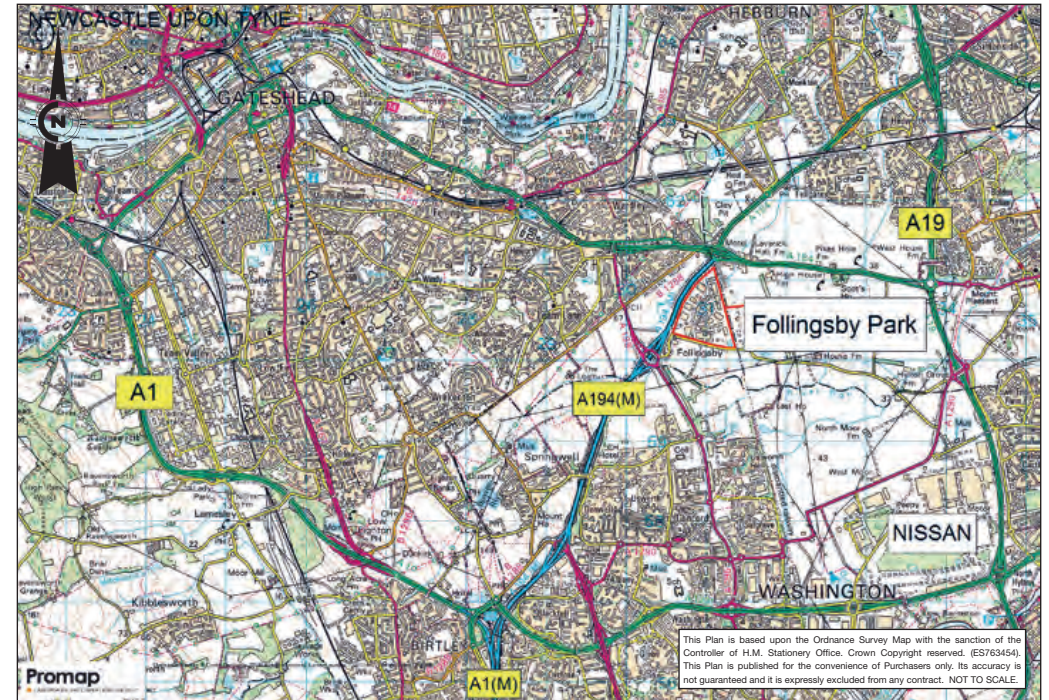
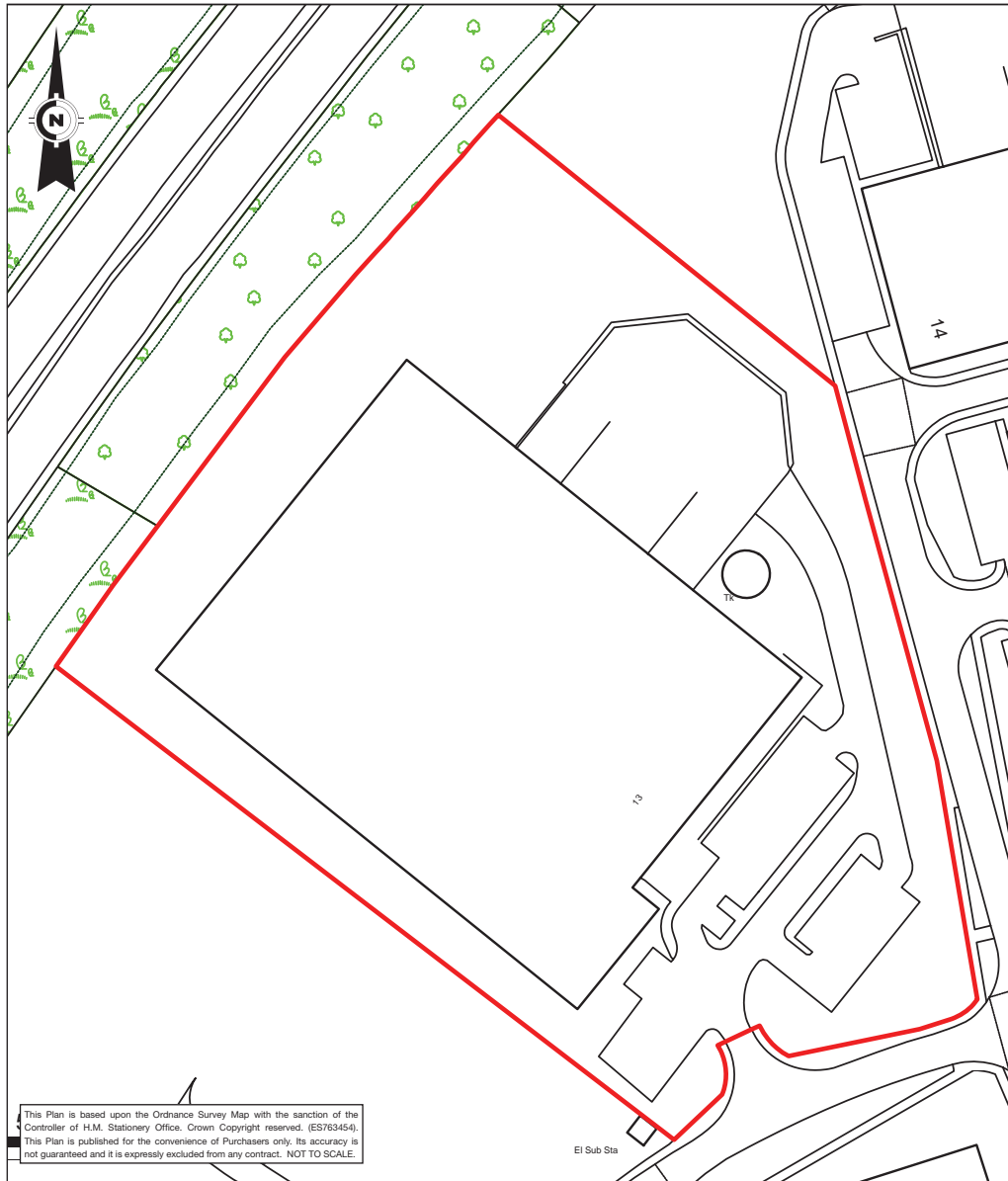
## Contacts

Mark Proudlock  
Knight Frank LLP  
Tel: 0191 594 5019  
E: mark.proudlock@knightfrank.com

Simon Haggie  
Knight Frank LLP  
Tel: 0191 594 5009  
E: simon.haggie@knightfrank.com







**0191 221 2211**  
**St Ann's Quay, 124 Quayside,**  
**Newcastle upon Tyne, NE1 3BD**  
 patrick.matheson@knightfrank.com  
 KnightFrank.co.uk

**Important Notice:** Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Photographs: April 2018 Brochure: June 2018. "