

FOLLINGSBY LANE | GATESHEAD | NE10 8YA

FOLLINGSBY

BUILD TO SUIT OPPORTUNITIES UP TO
2.5 MILLION SQ FT
ON SITE NOW

**A1M
HIGH**

follingsbyMAX.co.uk

OVERVIEW

A1M HIGH

FOLLINGSBY

MAX

◀ A1/M WASHINGTON SERVICES
4.3 MILES

◀ ANGEL OF THE NORTH
4.5 MILES

SCHEME LAYOUT 1

A1M
HIGH

FOLLINGSBY

MAX



FLOOR LOADING FROM

50 KN/m²

BUILDING HEIGHT UP TO

28m

DOCK LEVELLERS AND LEVEL ACCESS DOORS

YARD DEPTH MINIMUM

50m

TRAILER PARKING SPACES

UNIT A	UNIT B1	UNIT B2
2,000,000 sq ft 185,810 sq m includes multi mezzanine 34.7 Acres	220,000 sq ft 20,440 sq m 16.5 Acres	200,000 sq ft 18,580 sq m 10.7 Acres

SCHEME LAYOUT 2

A1M
HIGH

FOLLINGSBY

MAX

FOLLINGSBY LANE | GATESHEAD | NE10 8YA



FLOOR LOADING FROM

50 KN/m²

BUILDING HEIGHT UP TO

28m

DOCK LEVELLERS AND LEVEL ACCESS DOORS

YARD DEPTH MINIMUM

50m

TRAILER PARKING SPACES

UNIT A

776,130 sq ft
72,105 sq m
includes multi mezzanine
34.7 Acres

UNIT B

492,550 sq ft
45,760 sq m
27.2 Acres

SCHEME LAYOUT 3

A1M
HIGH

FOLLINGSBY

MAX

FOLLINGSBY LANE | GATESHEAD | NE10 8YA



FLOOR LOADING FROM

50
KN/m²

BUILDING HEIGHT UP TO

28m

DOCK LEVELLERS AND LEVEL ACCESS DOORS

YARD DEPTH MINIMUM

35m

TRAILER PARKING SPACES

UNIT A1

396,000 sq ft
36,790 sq m
20.0 Acres

UNIT A2

291,500 sq ft
27,085 sq m
14.0 Acres

UNIT B1

176,000 sq ft
16,350 sq m
11.4 Acres

UNIT B2

99,000 sq ft
9,200 sq m
6.1 Acres

UNIT B3

154,000 sq ft
14,310 sq m
9.7 Acres

SCHEME LAYOUT 4

A1M
HIGH

FOLLINGSBY

MAX

FOLLINGSBY LANE | GATESHEAD | NE10 8YA



FLOOR LOADING FROM

50
KN/m²

BUILDING HEIGHT UP TO

28m

DOCK LEVELLERS AND LEVEL ACCESS DOORS

YARD DEPTH MINIMUM

50m

TRAILER PARKING SPACES

UNIT A1	UNIT A2	UNIT B1	UNIT B2
396,000 sq ft 36,790 sq m 17.2 Acres	385,000 sq ft 35,770 sq m 16.7 Acres	176,000 sq ft 16,350 sq m 11.2 Acres	275,000 sq ft 25,550 sq m 15.8 Acres

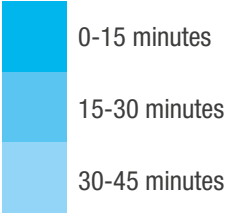
LOCATION

A1M
HIGH

FOLLINGSBY



1.6 million people
within a 45 minute drive-to-work time



POPULATION
NUMBERS

- 469,000
- 1.3 million
- 1.6 million

GATESHEAD HAS AN ECONOMY WORTH OVER £14.8 BILLION,
A POPULATION OF OVER 200,000 AND A REGIONAL WORKFORCE
OF 1.5 MILLION.

21,000 PEOPLE
WORK IN
TRANSPORT
AND STORAGE IN
TYNE AND WEAR

EARNINGS BY
PLACE OF WORK
- GROSS WEEKLY PAY

GATESHEAD	£473.30
NORTH EAST	£504.10
GREAT BRITAIN	£552.30

ENTERPRIZE ZONE STATUS

Follingsby Max is at the heart of the Gateshead Enterprise Zone and represents a unique opportunity for business expansion and relocation. Businesses locating on the site will enjoy reduced business rates worth up to £275,000 as well as training, recruitment and workforce development initiatives.



TRAINING AND WORKFORCE
DEVELOPMENT INITIATIVES



REDUCED BUSINESS RATES
WORTH UP TO £275,000

DRIVE TIMES

REGIONAL

A194(M) Junction	0.7 miles	2 mins	Sunderland	15.1 miles	40 mins
Newcastle	2.6 miles	10 mins	Darlington	33.9 miles	1 hr 6 mins
Durham	16.3 miles	30 mins	Hartlepool	33.8 miles	1 hr 14 mins
South Shields	10.2 miles	33 mins	Middlesbrough	42.5 miles	1 hr 20 mins

NATIONAL

Leeds	96.8 miles	2 hrs 54 mins	Manchester	151.4 miles	4 hrs 22 mins
Doncaster	113.9 miles	3 hrs 17 mins	Glasgow	153.5 miles	4 hrs 25 mins
Bradford	113.9 miles	3 hrs 19 mins	Nottingham	159 miles	4 hrs 38 mins
Sheffield	132.1 miles	3 hrs 43 mins			

PORTS

Tyne	7.9 miles	29 mins	Immingham	153.2 miles	4 hrs 20 mins
Sunderland	9.4 miles	30 mins	Liverpool	176.5 miles	5 hr 10 mins
Tees	40.9 miles	1 hr 23 mins	Felixstowe	293.4 miles	8 hr 13 mins
Hull	140.7 miles	4 hrs 0 mins			

£100 million
to be invested in the A1(M)

sources: www.nomisweb.co.uk | www.freightjourneyplanner.co.uk | www.investgateshead.com

FOLLINGSBY LANE | GATESHEAD | NE10 8YA

FOLLINGSBY
MAX
GATESHEAD | NE10 8YA



TRACK RECORD

A1M HIGH

FOLLINGSBY



◀ VANTEC I Sunderland

Occupier: Vantec
Value: £11.4m
Duration: 42 weeks
Size: 422,000 sq ft

- State of the art distribution facility at Turbine Business Park
- Occupied by Vantec and will handle over 6m plastic and metal containers containing Nissan car parts each year
- Delivery was crucial to ensure that both Vantec and Nissan's operational requirements were met
- The external works were complete in 30 weeks allowing partial handover for internal fit-out/occupation by Vantec at week 22 of the build period
- Project was delivered on time despite over 500 man hours being lost during the contract period due to inclement weather

THORN LIGHTING Spennymoor

Occupier: Thorn Lighting
Value: £24m
Duration: 42 weeks
Size: 450,000 sq ft

- Design and build and fit out of new state of the art facilities
- 450,000 sq ft custom built factory for Thorn Lighting
- Constructed in 42 weeks with phased handover and 'soft landing' approach
- Construction works took into consideration the site's archaeological issues and bird species nesting within the build area
- Won Factory of the Year 2009

The team are worthy of particular praise, delivering an outstanding building ahead of schedule including extensive fit out works delivered without complication. They are a truly exceptional project partner.
Director of Operations – Thorn Lighting

VANTEC III Sunderland

Occupier: Vantec Europe
Value: £20m
Duration: 33 weeks
Size: 436,000 sq ft

- New distribution facility for Vantec Europe delivered on time and within budget
- Second project undertaken by GMI following the successful completion of Vantec I at Turbine Business Park
- 436,000 sq ft piled steel frame
- Consisting of 5 portal frames, full clad with both level and dock level access doors
- Fibre concrete suspended floor over 5,000 pre-cast concrete piles
- Site required ground stabilisation works prior to work being carried out



FOLLINGSBY LANE | GATESHEAD | NE10 8YA

FOLLINGSBY MAX

follingsbyMAX.co.uk

A1M HIGH

ENTERPRIZE ZONE STATUS

Follingsby Max is at the heart of the Gateshead Enterprise Zone and represents a unique opportunity for business expansion and relocation. Businesses locating on the site will enjoy reduced business rates worth up to £275,000 as well as training, recruitment and workforce development initiatives.

Support by



A development by

HIGHGROVE

— GROUP OF COMPANIES —

Contact the agents



Stephen Smith
t: 0191 384 2733 e: sas@ashleysmith.co.uk



0113 200 1800
www.colliers.com/uk/industrial

Robert Whatmuff
t: 0113 200 1819 e: robert.whatmuff@colliers.com

Conditions under which particulars are issued: Ashley Smith and Colliers for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; and (iii) no person in the employment of Ashley Smith and Colliers has any authority to make or give any representation or warranty whatever in relation to this property. ©