

# Property Details

FOLLINGSBY MAX, Gateshead, Tyne & Wear NE10 8YA  
Land and Development / Industrial



Ashley  
Smith



# FOLLINGSBY MAX

[CLICK HERE FOR FULL MARKETING PARTICULARS](#)

- Planning consent in place for up to 2,500,000 sq ft (inc. mezz)
- Highway junction improvements
- Serviced development plots available now
- Building construction period from 32 weeks
- Building footprints available from 100,000 to 1,200,000 sq ft
- Up to 28m building heights
- Up to 15.2 MVA power
- 1.6m people within 45 minutes drive
- Enterprise Zone status

## OVERVIEW

Follingsby Max is one of the most important industrial and logistics opportunities in the North East. Three miles from the A1(M) (via the A194 (M)), the development is ideally placed for accessing automotive and other key industrial supply chains. It can easily accommodate a regional or even a national distribution centre, and it is served by a large available labour force with a diverse skills base.

The planning consent and power supply support the widest possible range of uses, and easy port access will enable Follingsby Max to act as an important link in international supply chains.

Enterprise Zone status brings further benefits to occupiers, in the form of reduced business rates and recruitment and workforce development initiatives.

Follingsby Max is in an established location and is a natural extension to the Follingsby Industrial area benefiting from all the available infrastructure to serve Logistics/Manufacturing business.

## ENTERPRIZE ZONE STATUS

Follingsby Max is at the heart of the Gateshead's 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.

## AERIAL VIDEO

[Click here.](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment of the joint agents:

Ashley Smith Chartered Surveyors,  
Oakmere, Belmont Business Park, Durham DH1 1TW.  
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1 Broad Gate, The Headrow, Leeds LS1 8EQ  
Robert Whatmuff  
Contact: 0113 200 1819 / [Robert.Whatmuff@colliers.com](mailto:Robert.Whatmuff@colliers.com)

## ROAD LINKS

### Regional

<b>A194(M) Junction</b>		<b>HGV drive time</b>
Newcastle	2.6 miles	10 mins
Durham	16.3 miles	30 mins
South Shields	10.2 miles	33 mins
Sunderland	15.1 miles	40 mins
Darlington	33.9 miles	1 hr 6 mins
Hartlepool	33.8 miles	1 hr 14 mins
Middlesbrough	42.5 miles	1 hr 20 mins

### National

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

### Ports

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

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