



For Sale/To Let

TORNADO

LOGISTICS PARK
DARLINGTON DL1 1RW

> **50,000 – 149,250 sq ft**

> **New Logistics/Industrial Space**

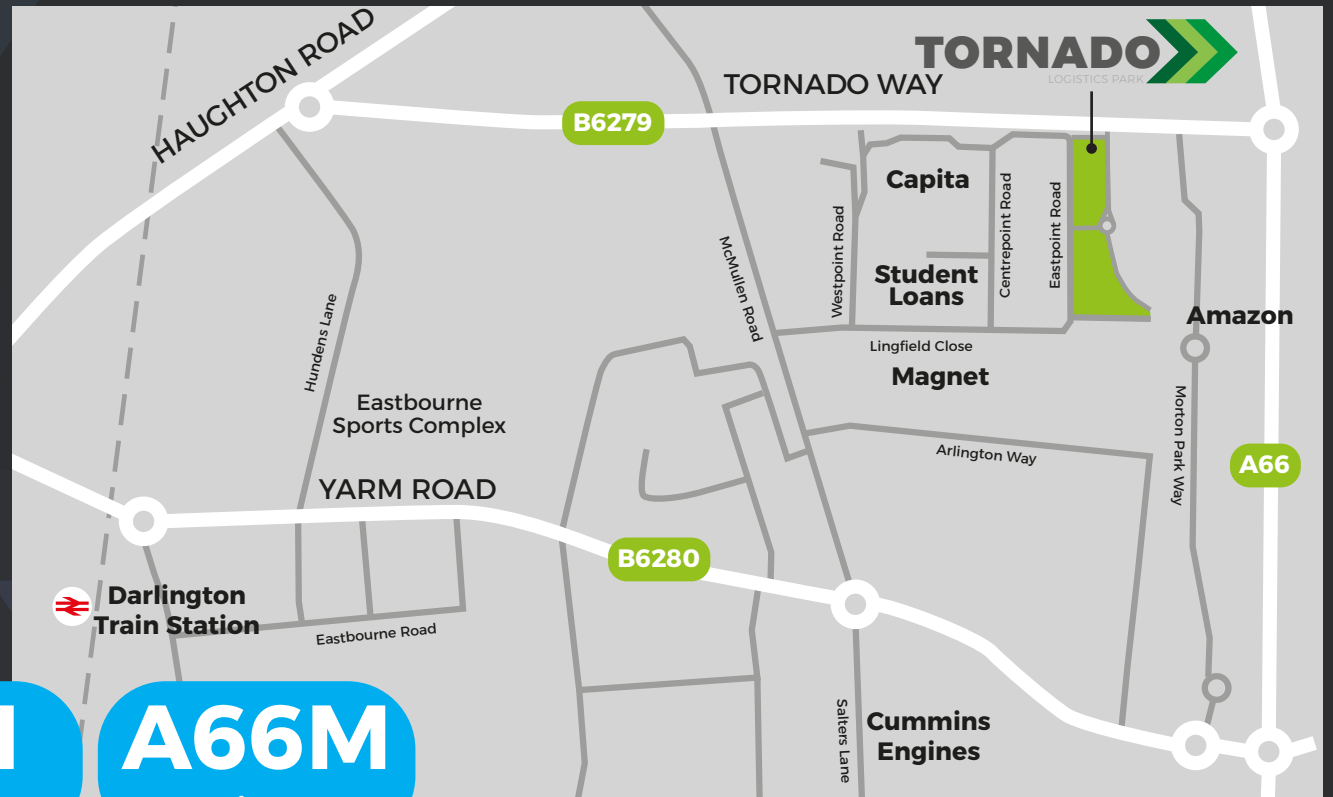
The Gateway to the North East

Tornado Logistics Park is strategically positioned to access the Tees Valley and wider North East. Situated under a mile from the A66 and 5 miles to the both the A66 (M) A1 (M).

These best in class, brand new units offer high quality warehouse space for the modern occupier. Initial proposal to provide 3x High Quality Logistics units totalling 350,000 sq ft.

Fronting Tornado Way, the Park is adjacent to Lingfield Point, home to occupiers such as Capita, Student Loans and Nobia (Magnet). Amazon operate a RDC to the east of the Park. Darlington town centre is .5 miles away offering high speed connections to both London and Edinburgh in under 2.5 hours.

Development is subject to discharge of conditions following outline consent: 23/00632/OUT



A1M
10 minutes

A66M
8 minutes

2.5hrs
to London/
Edinburgh by train

1.5
MVA available on site

4.6
miles to Teeside
International Airport

1.24m
population within a
30 minute drive

2.5
miles to Darlington
Train Station

UNIT 100

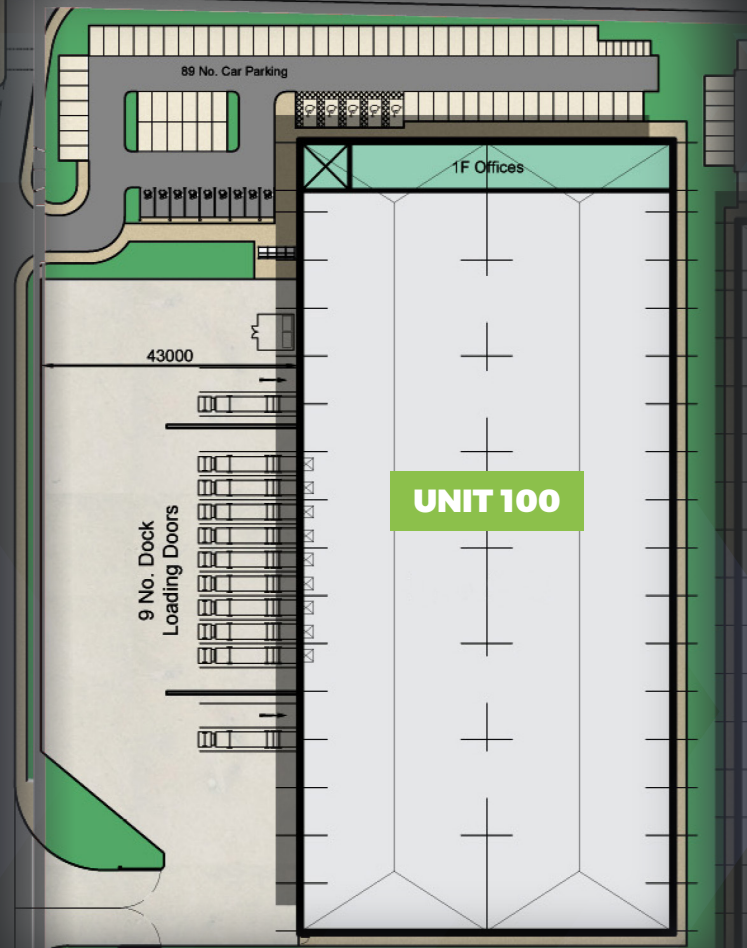


Warehouse	8,038 m ²	86,524 sq ft
Office	552 m ²	5,943 sq ft
Total	8,590 m²	92,467 sq ft

Plot size: 4.45 Acres / 1.80 HA

At a glance

- > 12.5m internal height
- > 9 dock and 2 level access doors
- > 50kN/m² Floor loading
- > 104 car spaces
- > Secure cycle parking
- > Secure 43m yard
- > Grade A offices
- > Solar PV
- > Target EPC A rating
- > Target BREEAM minimum excellent



UNIT 100
8,590 m² (92,467 sq ft)

UNIT 200

Warehouse	13,199 m ²	142,070 sq ft
Office	667 m ²	7,180 sq ft
Total	13,866 m²	149,250 sq ft

Plot size: 6.84 Acres / 2.77 HA

- > 15m internal height
- > 14 dock and 4 level access doors
- > 50kN/m² Floor loading
- > 152 car spaces
- > Secure cycle parking
- > Secure 50m yard
- > Grade A offices
- > Solar PV
- > Target EPC A rating
- > Target BREEAM minimum excellent

UNIT 200

UNIT 200

13,866 m² (149,250 sq ft)



UNIT 300



Warehouse	9,331 m ²	100,434 sq ft
Office	696 m ²	7,491 sq ft
Total	10,026 m²	107,925 sq ft

Plot size: 5.09 Acres / 2.06 HA

- > 12.5m internal height
- > 10 dock and 2 level access doors
- > 50kN/m² Floor loading
- > 92 car spaces
- > Secure cycle parking
- > Secure 50m yard
- > Grade A offices
- > Solar PV
- > Target EPC A rating
- > Target BREEAM minimum excellent

UNIT 300

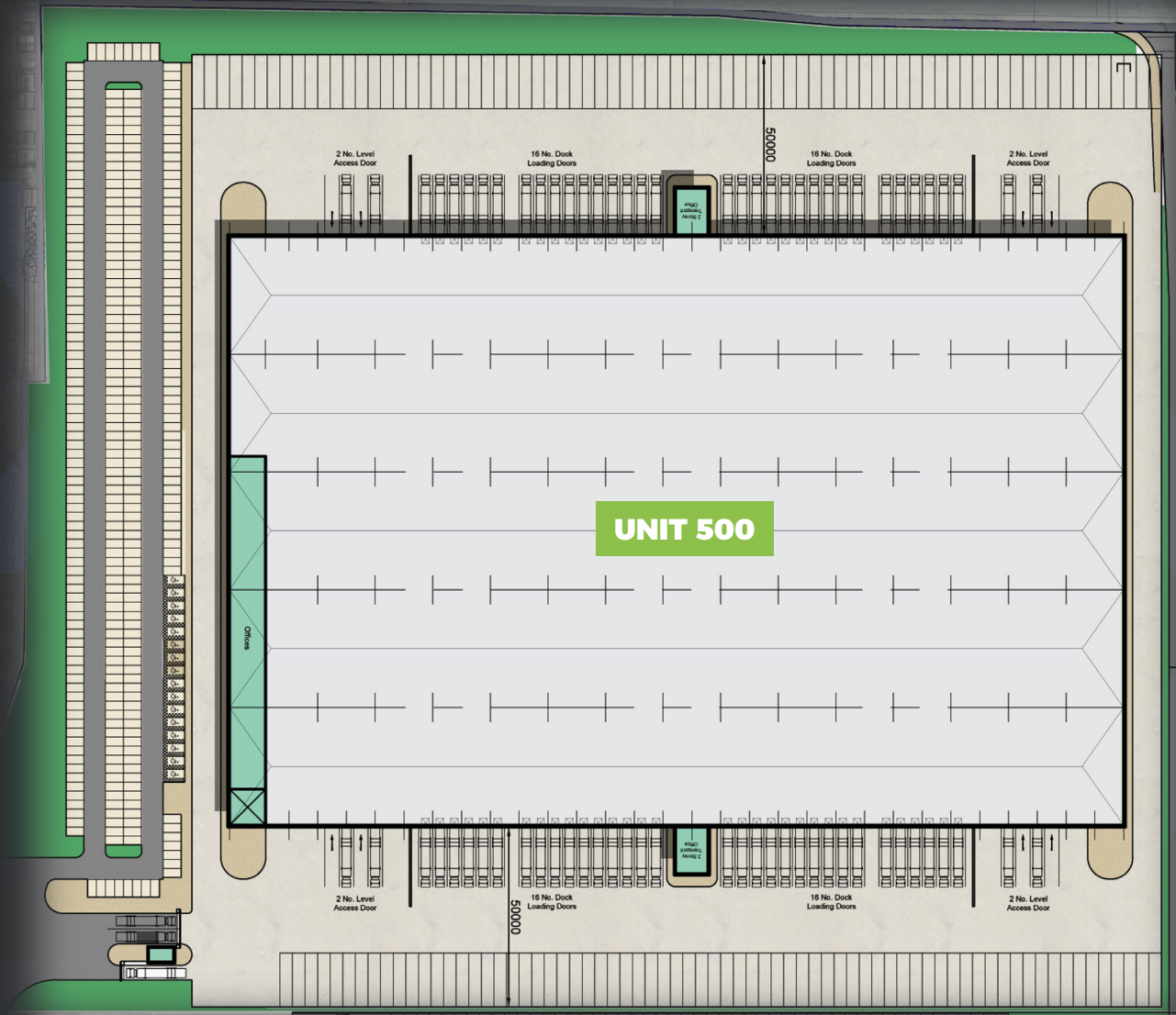
UNIT 300

10,026 m² (107,925 sq ft)



Future potential

Subject to Planning, there are further opportunities across the ownership to deliver opportunities up to 600,000 sq ft.



Local, national, international.

Tornado Park offers fast access to A1(M) providing excellent access to the region's major conurbations, airports, ports, and the national motorway network, with both Newcastle and Sunderland less than an hour away by road.

Key locations	Miles	Mins
A1(M)	5	7
Middlesbrough	14	21
Newcastle	40	59
Leeds	69	1.44
Manchester	113	2.49
Edinburgh	160	3.59
Birmingham	176	4.23
London	245	6.07



HGV travel times

➤ **21 mins** ➤ **59 mins**
to Middlesbrough to Newcastle



LGV drive times

➤ **Up to 15 mins**
➤ **Up to 30 mins**
➤ **Up to 45 mins**

Airports	Miles	Mins
Teeside	5	7
Newcastle	14	21
East Midlands	40	59

Seaports	Miles	Mins
Teesport	14	21
Hartlepool	28	41
Sunderland	42	1.02
Immingham	126	3.08
Liverpool	147	3.39



NEWCASTLE

A194(M)

TORNADO
LOGISTICS PARK



59

58

DARLINGTON

57

A66(M)

A1(M)

50

47

YORK

44

LEEDS

M621

M62

M62

M65

M66

M1

A1(M)

M18

M180

MANCHESTER



M1 AGENCY

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FROGMORE
PROPERTY. PROPERLY.®

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