

A development by

EQUATION PROPERTIES **BentallGreenOak** 



REFLEX
PARK DARLINGTON
DL1 4PJ

TO LET
**TWO HIGH QUALITY INDUSTRIAL/
DISTRIBUTION WAREHOUSES**
123,335 & 77,769 SQ.FT. AVAILABLE Q4 2023

REFLEX PARK IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT LOCATED IN DARLINGTON, COUNTY DURHAM. THE SCHEME IS STRATEGICALLY LOCATED ON MORTON PARK SITTING ADJACENT TO THE A66, WHICH PROVIDES EXCELLENT ACCESS TO THE A1(M) J58 BETWEEN NEWCASTLE AND LEEDS.



PRIME LOCATION

Strategically located on Morton Park sitting adjacent to the A66, and 6 miles from the A1(M) J58



ESTATE

Enhanced landscaped private estate with secured fencing and independent gates.



FUTURE PROOF

EV charging points to future proof occupiers' ongoing requirements and occupational needs.



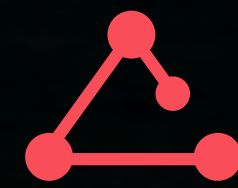
LABOUR

Excellent local labour pool with 316,824 economically active population with a 30 minute drive.



SUSTAINABLE

BREEAM 'Excellent'
EPC A rating.



CONNECTIVITY

Proximity to major airports, Ports and transport networks.

UNIT 1
TOTAL AREA 77,769 SQ FT
(GIA)

UNIT 2
TOTAL AREA 123,335 SQ FT
(GIA)

The site extends to 14 acres and will consist of two high quality warehouses of 123,335 and 77,769 SQ FT, available from Q4 2023. Reflex Park will be an exemplary North East development suited to a wide range of occupiers seeking to benefit from its access to labour and connectivity.



EQ

REFLEX
PARK DARLINGTON
DL1 4PJ

UNIT 1 AREA

77,769 SQFT



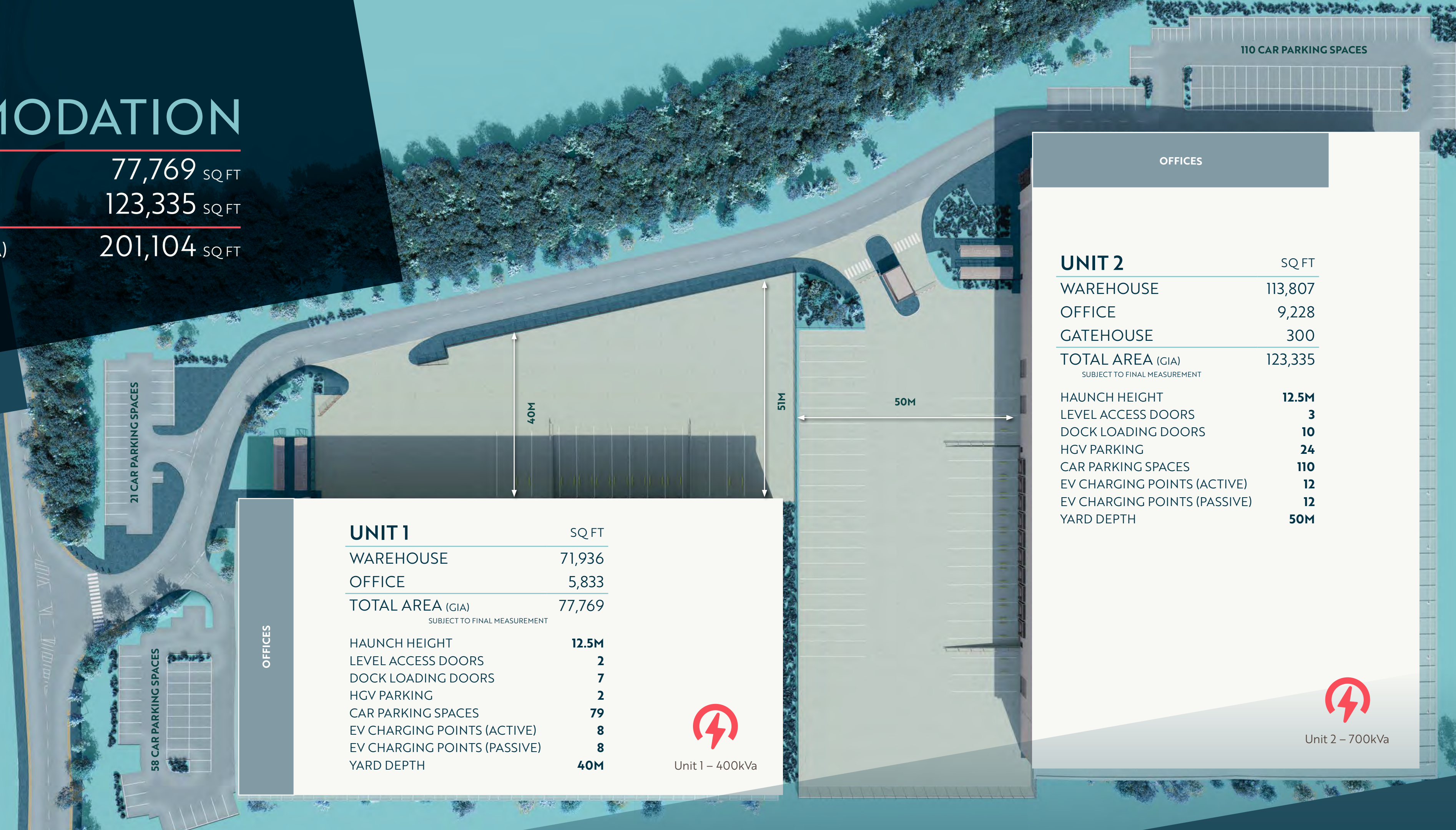
REFLEX
PARK DARLINGTON
DL1 4PJ

UNIT 2 AREA 123,335 SQ FT

ACCOMMODATION

UNIT 1	77,769 SQ FT
UNIT 2	123,335 SQ FT
TOTAL AREA (GIA)	201,104 SQ FT

SUBJECT TO FINAL MEASUREMENT



UNIT 1 SQ FT

WAREHOUSE	71,936
OFFICE	5,833
TOTAL AREA (GIA)	77,769

SUBJECT TO FINAL MEASUREMENT

HAUNCH HEIGHT	12.5M
LEVEL ACCESS DOORS	2
DOCK LOADING DOORS	7
HGV PARKING	2
CAR PARKING SPACES	79
EV CHARGING POINTS (ACTIVE)	8
EV CHARGING POINTS (PASSIVE)	8
YARD DEPTH	40M

Unit 1 – 400kVa

UNIT 2 SQ FT

WAREHOUSE	113,807
OFFICE	9,228
GATEHOUSE	300
TOTAL AREA (GIA)	123,335

SUBJECT TO FINAL MEASUREMENT

HAUNCH HEIGHT	12.5M
LEVEL ACCESS DOORS	3
DOCK LOADING DOORS	10
HGV PARKING	24
CAR PARKING SPACES	110
EV CHARGING POINTS (ACTIVE)	12
EV CHARGING POINTS (PASSIVE)	12
YARD DEPTH	50M

Unit 2 – 700kVa

WAREHOUSE

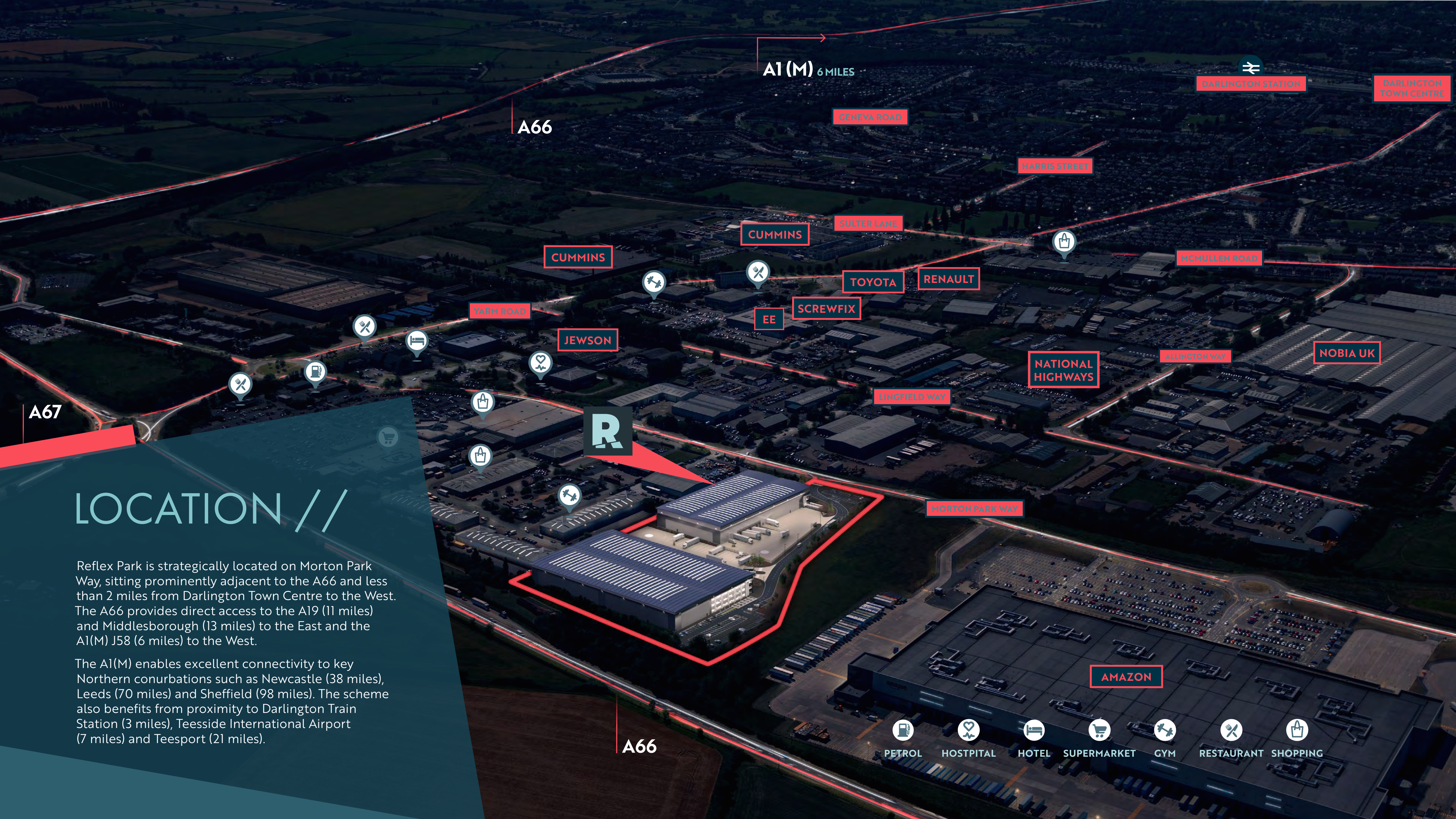
- 50 kN/m2 Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- 15% Roof Lights to Warehouse

EXTERNAL

- Unit 1 – 400kVa
- Unit 2 – 700kVa
- 12.5M Haunch Height
- EV Parking Bays
- Secured Independent Gate
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception



A67

A1 (M) 6 MILES

A66

DARLINGTON STATION

DARLINGTON TOWN CENTRE

GENEVA ROAD

HARRIS STREET

SULTER LANE

CUMMINS

CUMMINS

MCHULLEN ROAD

TOYOTA

RENAULT

YARM ROAD

SCREWFIX

EE

JEWSON

NATIONAL HIGHWAYS

ALLINGTON WAY

NOBIA UK

LINGFIELD WAY

R

MORTON PARK WAY

AMAZON

A66

- PETROL
- HOSPITAL
- HOTEL
- SUPERMARKET
- GYM
- RESTAURANT
- SHOPPING

LOCATION //

Reflex Park is strategically located on Morton Park Way, sitting prominently adjacent to the A66 and less than 2 miles from Darlington Town Centre to the West. The A66 provides direct access to the A19 (11 miles) and Middlesborough (13 miles) to the East and the A1(M) J58 (6 miles) to the West.

The A1(M) enables excellent connectivity to key Northern conurbations such as Newcastle (38 miles), Leeds (70 miles) and Sheffield (98 miles). The scheme also benefits from proximity to Darlington Train Station (3 miles), Teesside International Airport (7 miles) and Teesport (21 miles).

STRATEGIC //



 **AIRPORTS**


	DISTANCE	JOURNEY
TEESSIDE	7 MILES	11 MINS
NEWCASTLE INTERNATIONAL	45 MILES	1 HOUR
DONCASTER/SHEFFIELD	90 MILES	1 HOUR 33 MINS
MANCHESTER	126 MILES	2 HOURS 7 MINS
EAST MIDLANDS	137 MILES	2 HOURS 17 MINS
BIRMINGHAM	174 MILES	2 HOURS 53 MINS

 **PORTS**

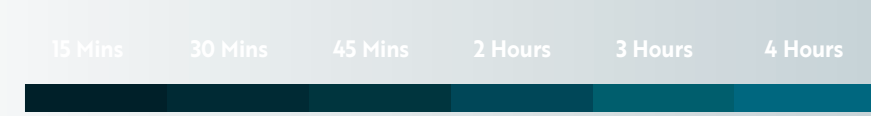
	DISTANCE	JOURNEY
TEESPORT	21 MILES	31 MINUTES
PORT OF TYNE	38 MILES	46 MINS
HULL	106 MILES	2 HOURS 2 MINS
IMMINGHAM	122 MILES	2 HOURS 1 MIN

 **PLACES**

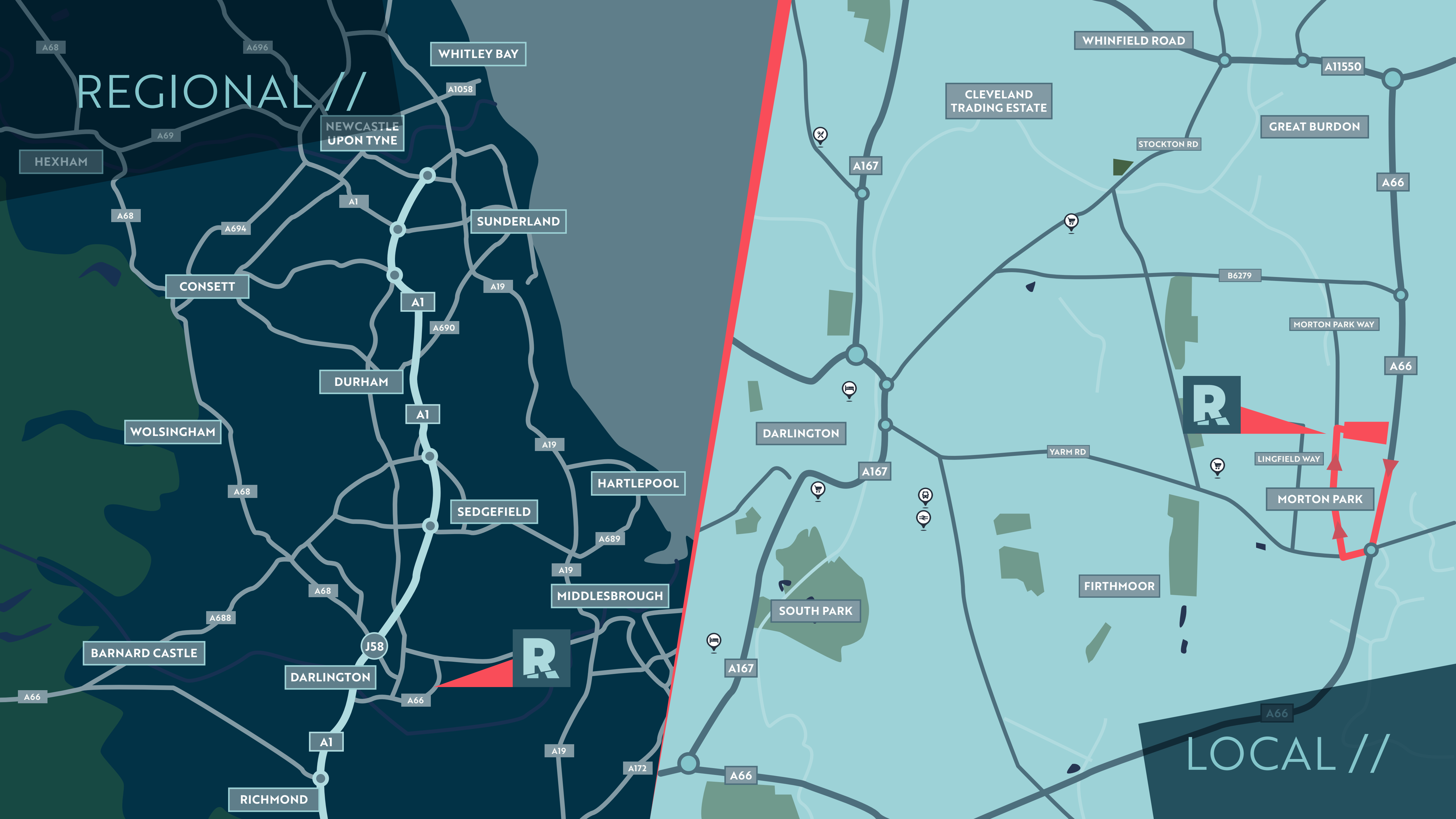
	DISTANCE	JOURNEY
DARLINGTON TOWN CENTRE	3 MILES	10 MINS
A1(M) J58	8 MILES	14 MINS
MIDDLESBROUGH	14 MILES	19 MINS
NEWCASTLE	38 MILES	51 MINS
M1 J47	65 MILES	1 HOUR 3 MINS
LEEDS	70 MILES	1 HOUR 16 MINS
SHEFFIELD	98 MILES	1 HOUR 48 MINS
MANCHESTER	113 MILES	2 HOURS 8 MINS
NOTTINGHAM	128 MILES	2 HOURS 16 MINS
EDINBURGH	159 MILES	3 HOURS 6 MINS
BIRMINGHAM	174 MILES	2 HOURS 53 MINS
GLASGOW	176 MILES	2 HOURS 59 MINS
LONDON	251 MILES	4 HOURS 33 MINS

 **RAIL**

	DISTANCE	JOURNEY
DARLINGTON	2 MILES	8 MINS



REGIONAL //



LOCAL //

SUSTAINABILITY

DEMOGRAPHICS*

316,824

744,346

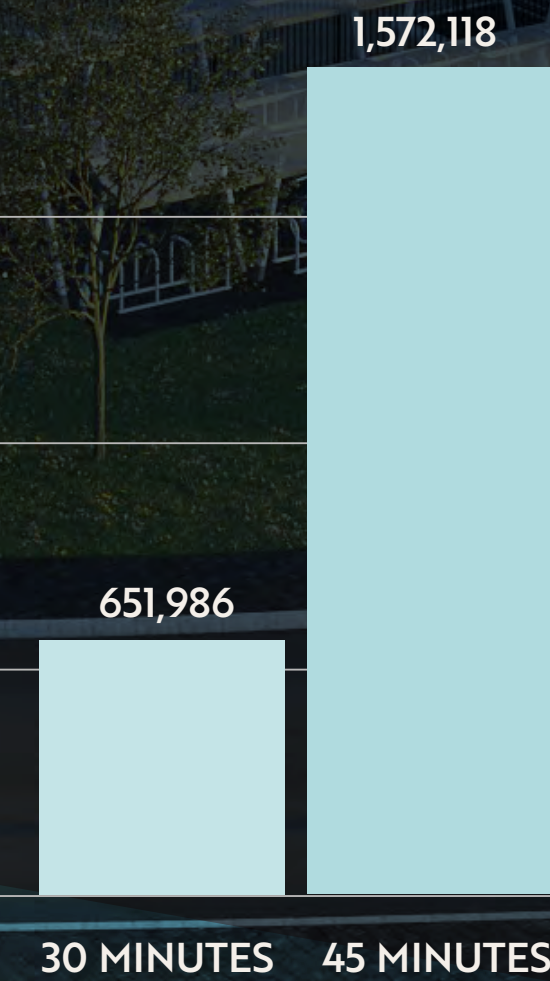
Reflex has an economically active workforce within a **30m Drive**

Reflex has an economically active workforce within a **45m Drive**

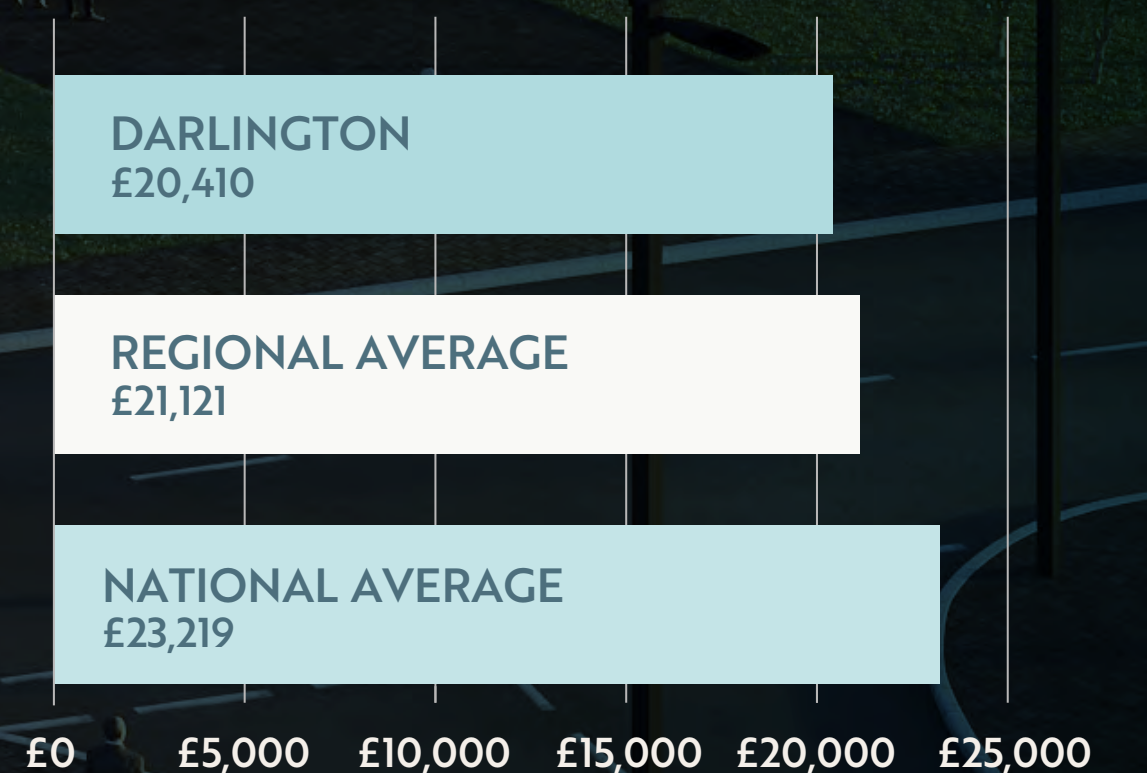
*SOURCE CACI / ONS

Reflex Park benefits from access to a large economically active labour pool with **316,824** individuals within a **30 minute drive**, and **744,346** within a **45 minute drive**. This provides occupiers access to a sizeable workforce within close proximity to the scheme. **Weekly wages** for this group are **lower than the national and regional averages**, allowing businesses to remain competitive with their human resource expenditure.

RESIDENT POPULATION DRIVE TIME



ANNUAL EMPLOYEE WAGE



BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)



'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



A Rating for excellent energy performance.

NATURAL LIGHT



Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES



Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING



20 (active) Charging points provided with provision for more points to futureproof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES



Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS



Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES



Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING



Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.



PARTNERS

A DEVELOPMENT BY

BentallGreenOak 

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

EQUATION
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.



REFLEX
PARK DARLINGTON
DL1 4PJ

REFLEX PARK,
MORTON PARK WAY,
DARLINGTON, DL1 4PJ

CONTACT THE JOINT AGENTS FOR MORE INFORMATION

**AVISON
YOUNG**

0191 261 2361

DAVID TEW

David.Tew@avisonyoung.com

07920 005 081

DANNY CRAMMAN

Danny.Cramman@avisonyoung.com

07796 993 750

**Knight
Frank**

Newcastle

0191 221 2211

SIMON HAGGIE

Simon.Haggie@knightfrank.com

07798 570 603

MARK PROUDLOCK

Mark.Proudlock@knightfrank.com

07766 968 891



PLAYER.LARGE.GUARDS

what3words

REFLEXPARKDARLINGTON.CO.UK

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Oct 2022.