

READY FOR  
OCCUPATION JAN 2025

# GREENBOX DARLINGTON

OFF TORNADO WAY  
DL1 1GQ

Three prime industrial / warehouse units  
**84,000- 213,000 Sq Ft**



Indicative CGI

A Development By

**GREENBOX**

[www.greenbox-darlington.co.uk](http://www.greenbox-darlington.co.uk)

# Design & Build Logistics Solutions

The scheme will incorporate institutionally designed warehouse and industrial space. Units can be individually tailored to occupiers specific requirements

  
Cat A fitted office space

  
Yard depths up to 50m

  
Haunch heights up to 15m

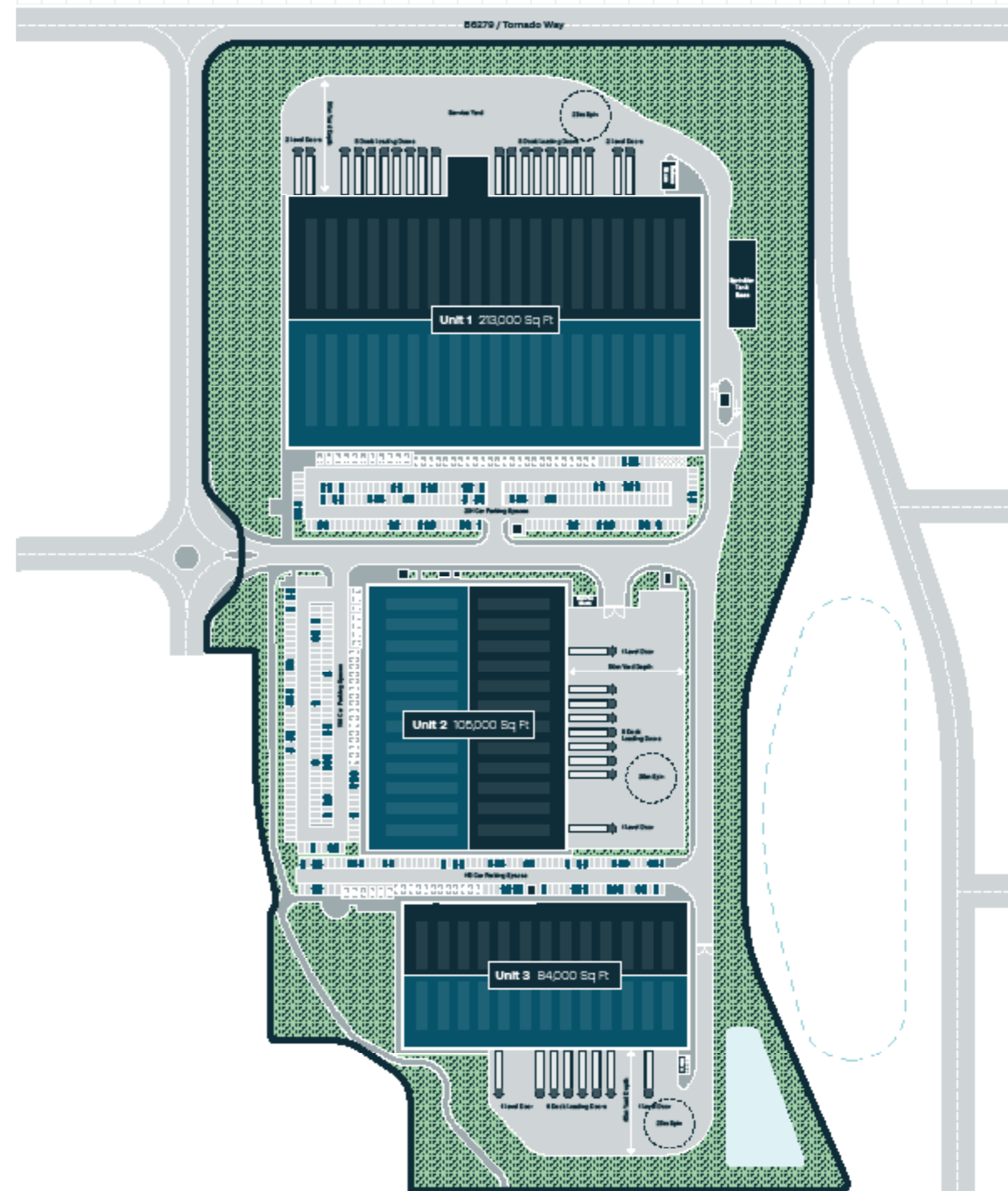
  
50kN/m2 floor loading with FM2 floor slab

  
10% translucent rooflights

  
Approximately 3.5 MVA secured to site

Unit 1	Sq Ft	Unit 2	Sq Ft	Unit 3	Sq Ft
Warehouse	203,000	Warehouse	100,000	Warehouse	80,000
FF Office	10,000	FF Office	5,000	FF Office	4,000
<b>Total</b>	<b>213,000</b>	<b>Total</b>	<b>105,000</b>	<b>Total</b>	<b>84,000</b>
<b>Grand Total</b>					<b>402,000 Sq Ft</b>

Car Parking	231	Car Parking	163	Car Parking	115
Level Access Doors	4	Level Access Doors	2	Level Access Doors	2
Dock Level Doors	16	Dock Level Doors	8	Dock Level Doors	6



\*Masterplan





# Creating A Lasting Positive Impact

At the heart of everything we do at Greenbox is a strong commitment to responsible ESG policies and exceptional sustainability practices.

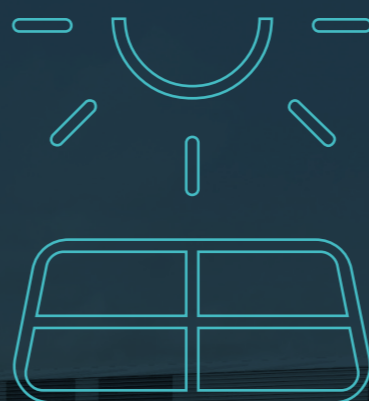
We are seeking to create a lasting positive impact on a local, national and global level and to lead wherever possible in this regard.



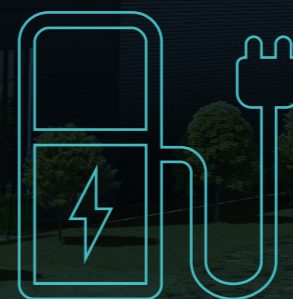
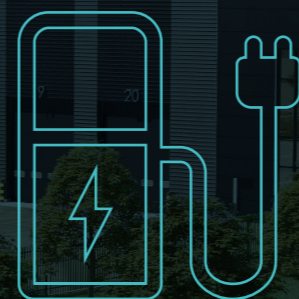
Target BREEAM 'Excellent'



Target EPC A



Fully photovoltaic panel ready roof



10% EV parking

Target Net Zero Carbon in construction



# Join An Established Hub

# Of Industry Leaders



**7,700** people in the local area are employed in manufacturing and as process plant and machine operatives.



**5,000** people within the region are employed in the manufacturing sector, which is 4.6% higher than the UK average.



**82.8%** of the local population in the area are economically active, which is 4.2% higher than the UK average.





# Linking Local & National Logistics

**Global** Greenbox Darlington enjoys excellent road access and is strategically located within the thriving manufacturing and industrial hub of the North East. Teesside International Airport is nearby and Teesport, Hartlepool, and Sunderland ports can all be reached within an hour, streamlining import and export operations.

**Local** With quick access to the A66, Greenbox Darlington serves as a vital link for last-mile deliveries to the major urban areas of the North East. Stockton-On-Tees, Middlesbrough, and Durham are all within a 30-minute van drive, while Hartlepool, Washington and Sunderland are easily accessible in under an hour.



<b>Middlesbrough</b> 20 mins / 14.6 miles	<b>A66</b> 6 mins / 2.3 miles	<b>Teesport</b> 30 min / 25.8 miles	<b>Newcastle Airport</b> 55 mins / 43.5 miles
<b>Newcastle</b> 45 mins / 36.6 miles	<b>A1 (M) J58</b> 12 mins / 5 miles	<b>Port of Tyne</b> 48 mins / 33.5 miles	<b>Leeds Airport</b> 1 hr 10 mins / 62.5 miles
<b>Leeds</b> 1 hr 15 mins / 70.8 miles	<b>M1</b> 1 hr / 59.7 miles	<b>Hull Docks</b> 1 hr 50 mins / 110 miles	<b>Manchester Airport</b> 2 hrs / 128 miles
<b>Hull</b> 2 hr 5 mins / 107 miles	<b>M6</b> 1 hr 8 mins / 56 miles	<b>Immingham Docks</b> 2 hrs 10 mins / 124 miles	<b>East Midlands Airport</b> 2 hrs 10 mins / 139 miles

# Who We Are

## Best in class logistics buildings

Greenbox will provide strategic development opportunities, targeting BREEAM Excellent, EPC A ratings, and net-zero carbon specifications.

## Creating a lasting positive impact

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