

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

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

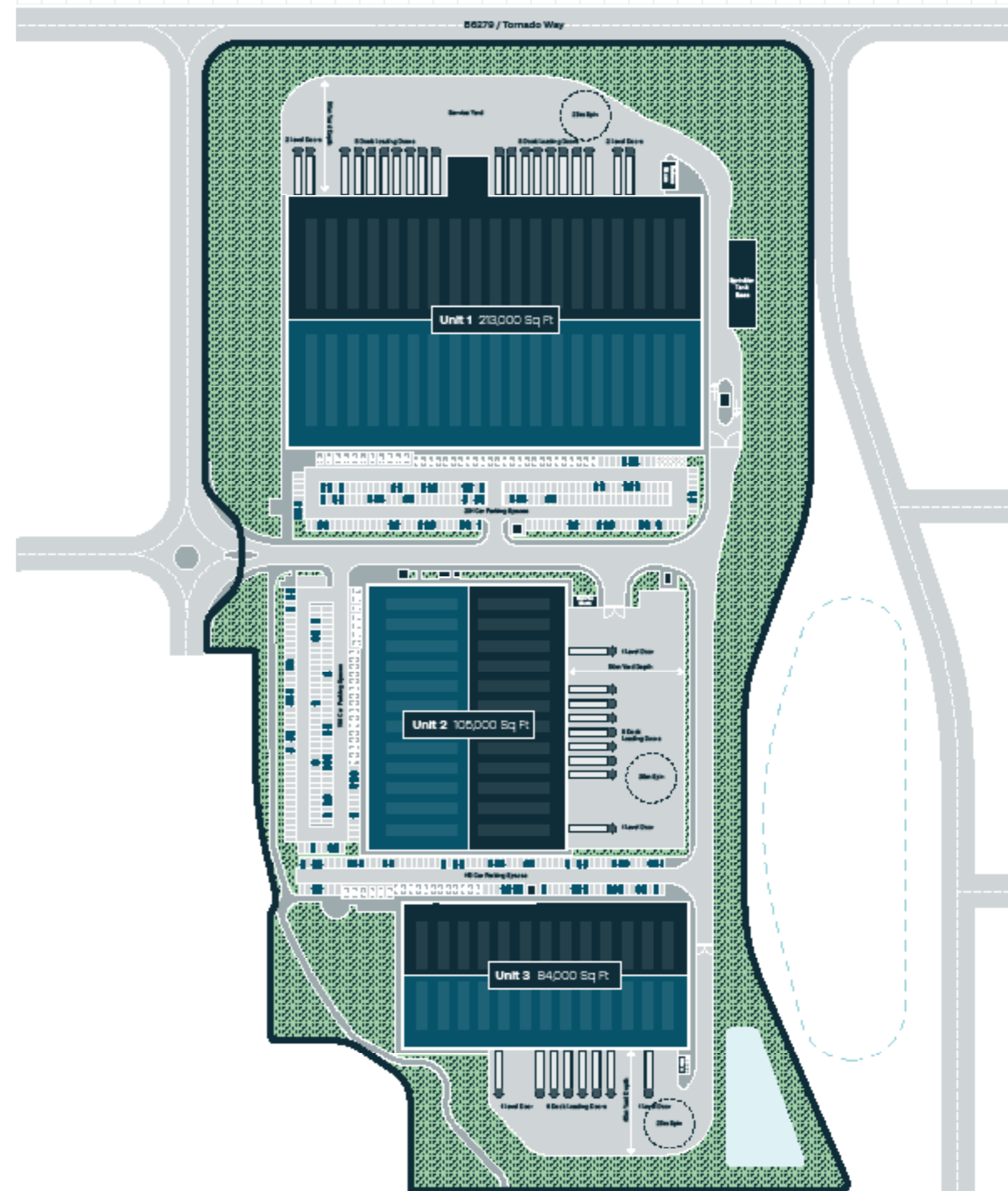

50kN/m2 floor loading with FM2 floor slab


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
Total	213,000	Total	105,000	Total	84,000
Grand Total				402,000 Sq Ft	

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.



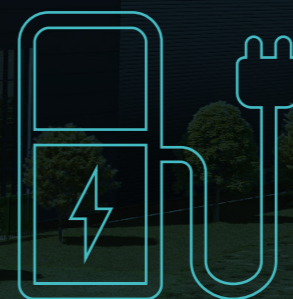
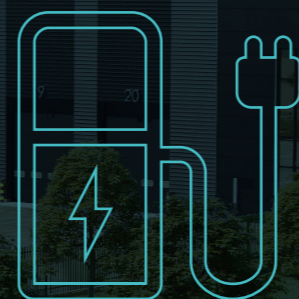
Target BREEAM 'Excellent'



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.



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

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Built Differently to **Build Differently**



Alex Reynolds

alex@citivale.com

+44 7912 552 346



Richard Scott

richard.scott@savills.com

+44 7787 697 757



Nick Atkinson

nick@htare.co.uk

+44 7950 319 060

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