

Prime industrial / warehouse unit  
**215,362 Sq Ft**  
**Available immediately**

Unit 1, Off Tornado Way, **DL1 1GQ**



A Development By

**GREENBOX**

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

# Logistics & Industrial Solutions

An institutionally designed warehouse and industrial space.

| Unit 1        | Sq M   | Sq Ft   |
|---------------|--------|---------|
| Warehouse     | 18,543 | 199,598 |
| FF Office     | 1,184  | 12,746  |
| Transport Hub | 280    | 3,018   |
| Total         | 20,007 | 215,362 |



16 dock loading doors



4 level access doors



231 car parking spaces



15m eaves height



Cat A fitted office space



50m yard depth



Efficient air source heat pumps



50kN/m2 floor loading with FM2 floor slab



10% translucent rooflights



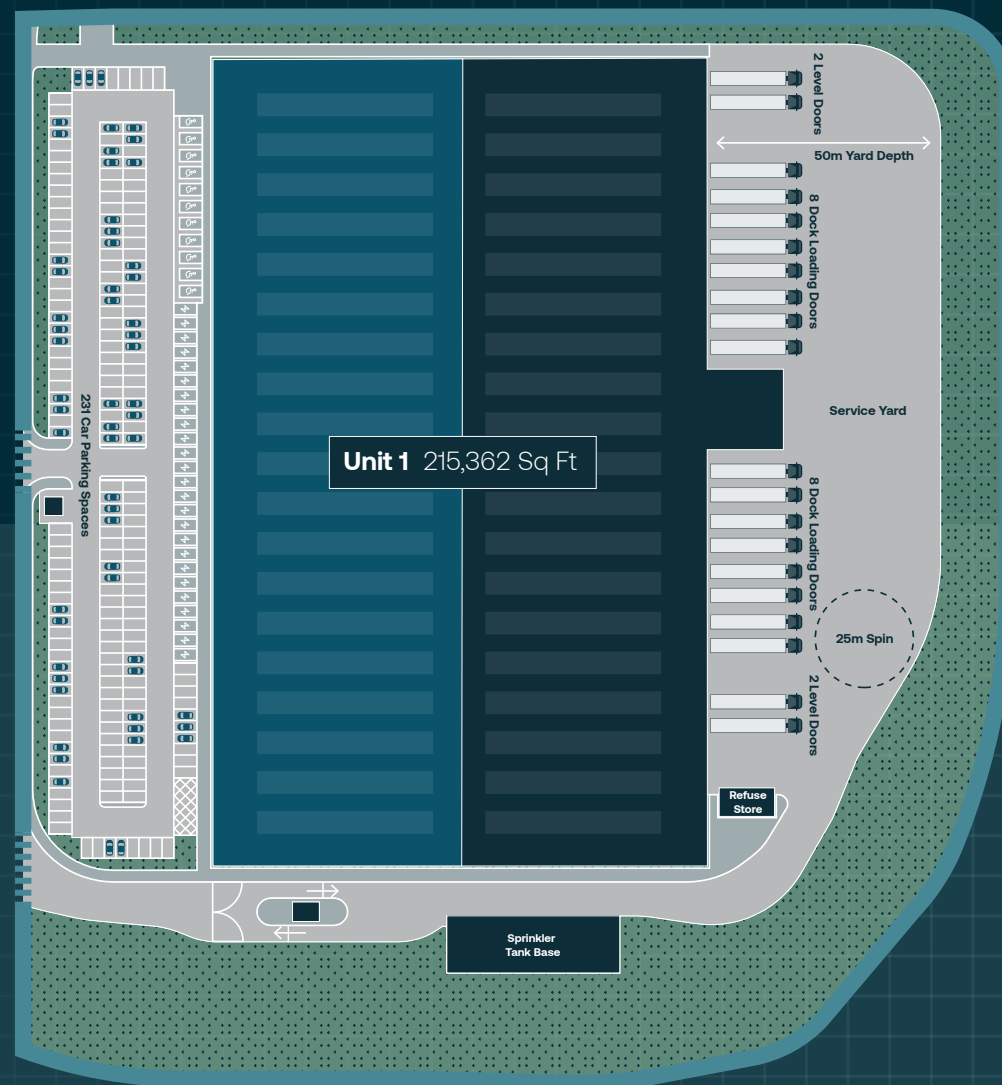
Approximately 3.5 MVA secured to site



Secure, gated site with 24hr access



10% EV parking





# Lowering **Your** Costs



**£32,863**

Unit 1 Projected Total Savings  
(£ per Annum)

| Area of PV on Roof (m²) | Annual PV Generation (kWh) | On-Site Usage (67%) | Export Remaining (33%) |
|-------------------------|----------------------------|---------------------|------------------------|
| 652                     | 132,168                    | 88,553              | 43,615                 |

# A Proudly **Net Zero** Carbon Construction



**BREEAM Excellent**  
Designed and constructed to achieve a minimum BREEAM 'Excellent' rating, demonstrating high environmental performance across key sustainability criteria.



**Photovoltaic Ready Roofs**  
Units allow for the future installation of 100% solar panels for on-site renewable energy generation. 1,250 Sq M PV provided to tenants across the estate.



**Extensive Planting**  
Across the site, enhancing biodiversity and contributing to the overall landscape quality.

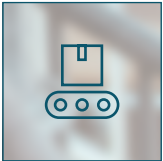


**EPC A**  
The development has achieved an EPC 'A' rating, demonstrating high energy efficiency and low operational carbon emissions.





# 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 in the local area are employed in manufacturing and as process plant and machine operatives.

**Schott Packaging**



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



**1,386,875**  
People within a 45-minute drive, supporting strong labour availability and regional connectivity.

**nobia**



# 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. Regional roads network including the A66, A19, A1(M).

**Drivetime Population**    ■ 30 mins 651,481    ■ 45 mins 1,386,875



|               | Minutes | Miles |
|---------------|---------|-------|
| Middlesbrough | 20      | 14.6  |
| Newcastle     | 45      | 36.6  |
| Leeds         | 1 Hr 15 | 70.8  |
| Hull          | 2 Hr 5  | 107   |



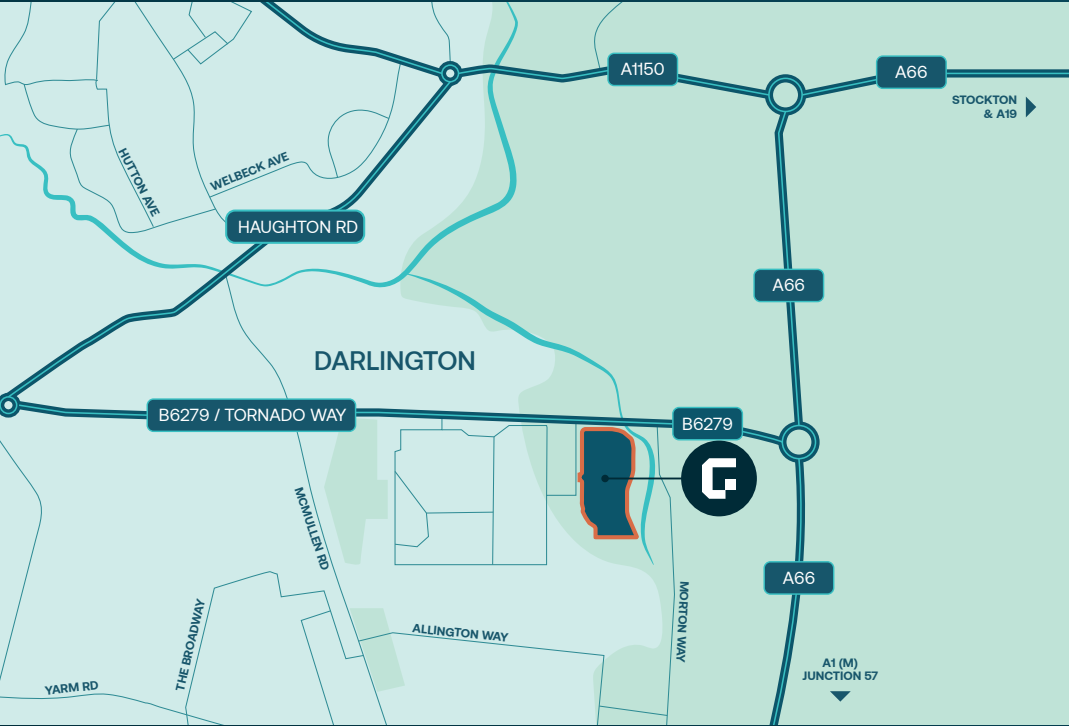
|           | Minutes | Miles |
|-----------|---------|-------|
| A66       | 6       | 2.3   |
| A1(M) J58 | 12      | 5     |
| M1        | 1 Hr    | 59.7  |
| M6        | 1 Hr 8  | 56    |



|                 | Minutes | Miles |
|-----------------|---------|-------|
| Teesport        | 30      | 25.8  |
| Port of Tyne    | 48      | 33.5  |
| Hull Docks      | 1 Hr 50 | 110   |
| Immingham Docks | 2 Hr 10 | 124   |



|               | Minutes | Miles |
|---------------|---------|-------|
| Newcastle     | 55      | 43.5  |
| Leeds         | 1 Hr 10 | 62.5  |
| Manchester    | 2 Hrs   | 128   |
| East Midlands | 2 Hr 10 | 139   |



# 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

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.



Built Differently to **Build Differently**

CITIVALE



### Alex Reynolds

alex@citivale.com  
+44 7912 552 346

### Tom Asher

tom.asher@savills.com  
+44 7738 144 646

### Nick Bramwell

nick.bramwell@savills.com  
+44 7816 207 652



### Nick Atkinson

nick@htare.co.uk  
+44 7950 319 060

### Richard Scott

richard@htare.co.uk  
+44 7787 697 757

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