

Prime industrial / warehouse unit
84,947 Sq Ft
Available immediately

Unit 3, Off Tornado Way, DL1 1GQ



A Development By

GREENBOX

greenbox-darlington.co.uk

Logistics & Industrial Solutions

An institutionally designed warehouse and industrial space.

Unit 3	Sq M	Sq Ft
Warehouse	7,311	78,703
FF Office	580	6,244
Total	7,891	84,947



6 dock loading doors



115 car parking spaces



Cat A fitted office space



Efficient air source heat pumps



10% translucent rooflights



Secure, gated site with 24hr access



2 level access doors



12.5m eaves height



45m yard depth



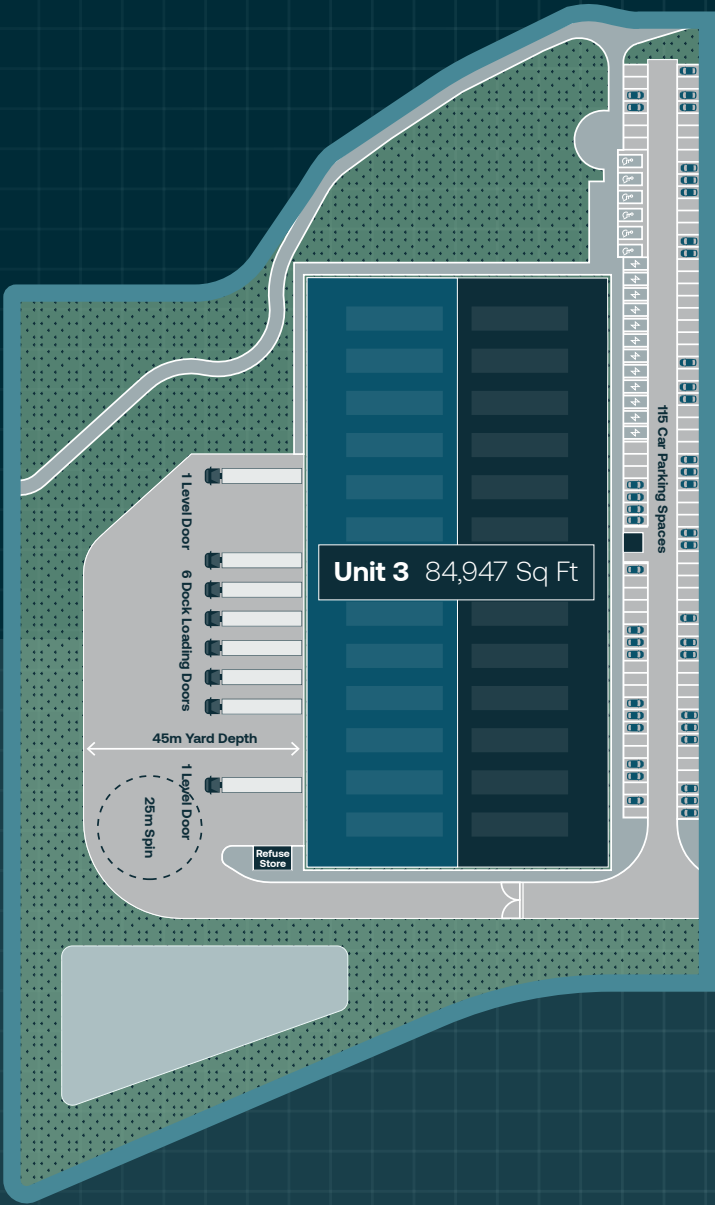
50kN/m2 floor loading with FM2 floor slab



Approximately 3.5 MVA secured to site



10% EV parking





Lowering **Your** Costs



£13,271

Unit 3 Projected Total Savings
(£ per Annum)

Area of PV on Roof (m²)	Annual PV Generation (kWh)	On-Site Usage (67%)	Export Remaining (33%)
250	53,397	35,776	17,621



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.



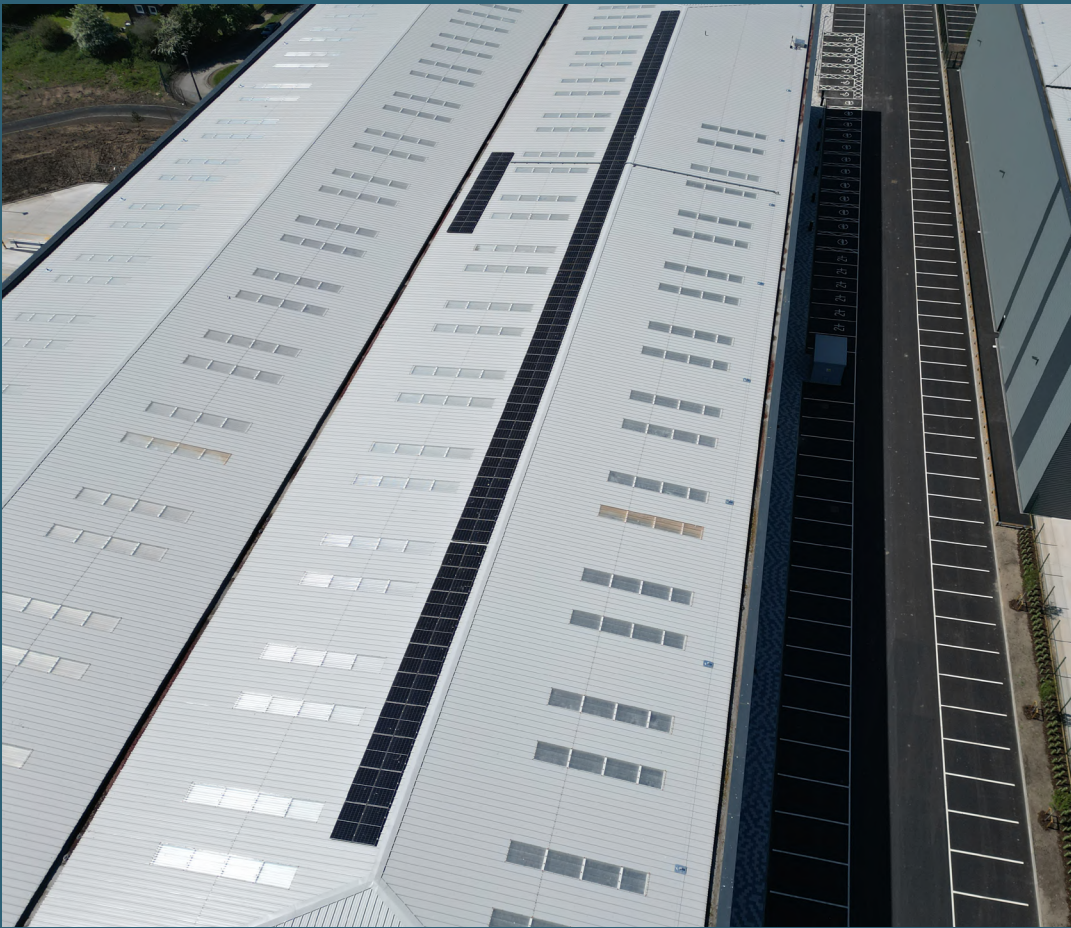
Photovoltaic Ready Roofs
Units allow for the future installation of 100% solar panels for on-site renewable energy generation. 1,250 Sq M PV provided to tenants across the estate.



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

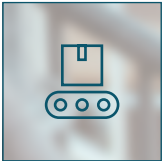


EPC A
The development has achieved an EPC 'A' rating, demonstrating high energy efficiency and low operational carbon emissions.





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



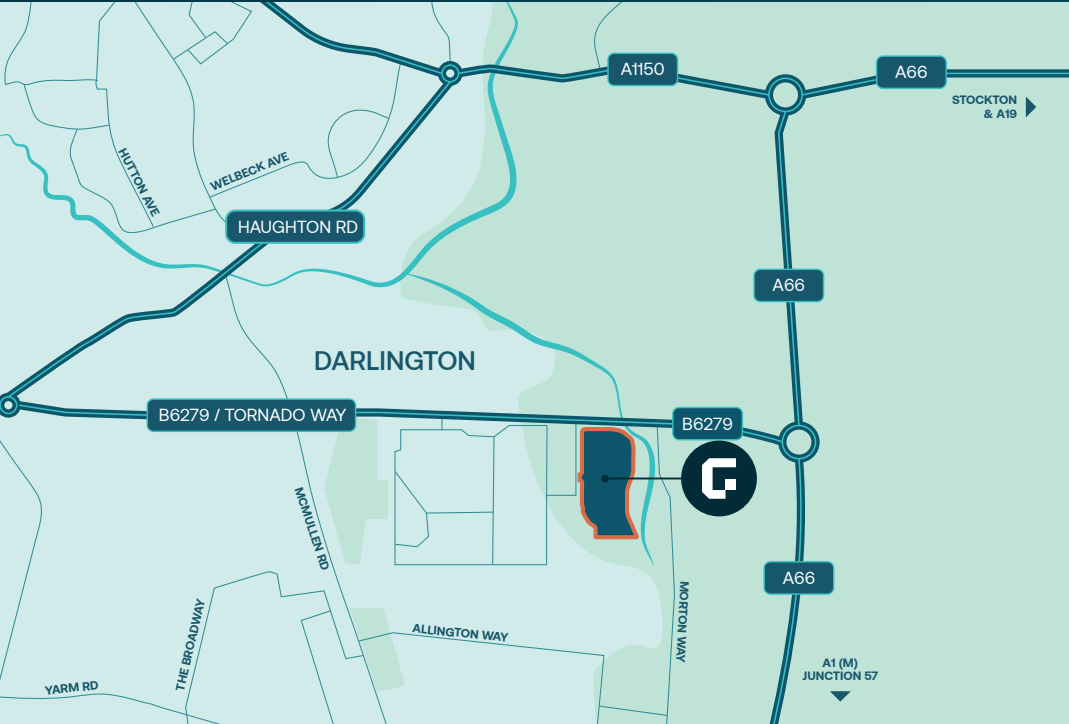
	Minutes	Miles
A66	6	2.3
A1(M) J58	12	5
M1	1 Hr	59.7
M6	1 Hr 8	56



	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

A Development By

GREENBOX

greenbox-darlington.co.uk