

Two prime industrial / warehouse units
84,947 & 215,362 Sq Ft
Available immediately

Off Tornado Way, DL1 1GQ



A Development By

GREENBOX

greenbox-darlington.co.uk



Greenbox Darlington

Two prime industrial / warehouse units **ready for immediate occupation**. The units have been built to a **high specification with excellent credentials**.

A Location that Delivers

A strategic location supports regional, national, and international manufacturing and distribution, making it an optimal choice for modern occupiers.



Strategically located within the thriving **manufacturing and distribution hub** of the North East.



Greenbox Darlington enjoys **excellent road links** with quick access to the A66, A19 and A1(M).



Teesside International Airport is nearby and Teesport, Hartlepool, and Sunderland ports can all be reached within an hour.

Logistics & Industrial Solutions

The scheme comprises of institutionally designed warehouse and industrial spaces.

Unit	Unit 1	Unit 2	Unit 3
Warehouse	199,598 Sq Ft	-	78,703 Sq Ft
FF Office	12,746 Sq Ft	-	6,244 Sq Ft
Transport Hub	3,018 Sq Ft	-	-
Total	215,362 Sq Ft	Let to Wolseley	84,947 Sq Ft
Grand Total			300,309 Sq Ft

Cat A fitted
office space



10%
EV parking

Eaves height
Unit 1: 15m
Unit 3: 12.5m



Efficient air source heat pumps

50kN/m² floor loading
with FM2 floor slab

Dock level doors
Unit 1: 16
Unit 3: 6



10% translucent
rooflights

Approximately 3.5 MVA
secured to site

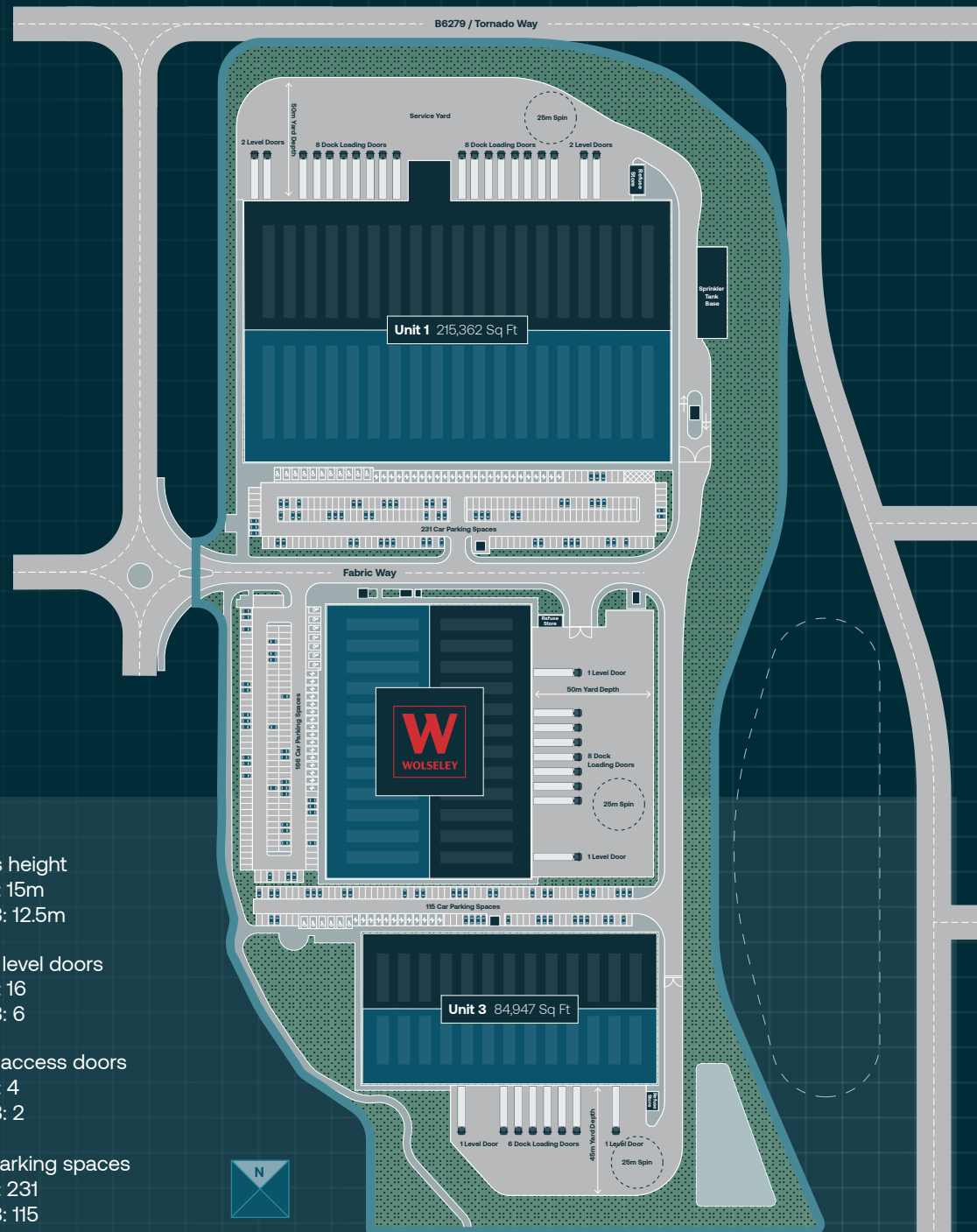


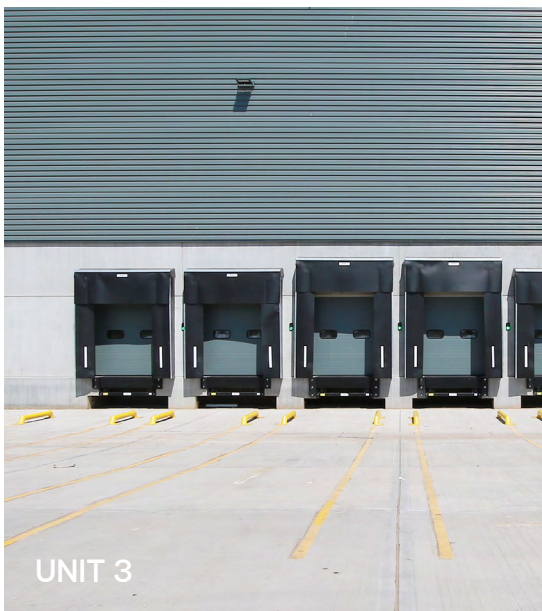
Level access doors
Unit 1: 4
Unit 3: 2

Secure, gated site
with 24hr access

Yard depth
Unit 1: 50m
Unit 3: 45m

Car parking spaces
Unit 1: 231
Unit 3: 115







Making 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.

Lowering **Your** Costs



£32,863

Unit 1 Projected Total Savings
(£ per Annum)



£13,271

Unit 3 Projected Total Savings
(£ per Annum)

Unit	Area of PV on Roof (m²)	Annual PV Generation (kWh)	On-Site Usage (67%)	Export Remaining (33%)
Unit 1	652	132,168	88,553	43,615
Unit 3	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.



Built for a Greener Future

At Greenbox Darlington, sustainability isn't an add-on, it's built in from the ground up.

Every unit is designed for efficiency, certified Net Zero Carbon in construction and aligned with the highest environmental standards. By choosing **Greenbox Darlington**, you're not only reducing Scope 3 emissions, you're taking a clear step toward a more responsible future. It's more than a lease; it's a commitment to your brand, your stakeholders, and the planet.



Massive Carbon Savings Achieved

11,778 tonnes of CO₂e emissions avoided compared to traditional construction.

That's equivalent to Taking 6,500+ petrol cars off the road for a year or planting over 195,000 trees.

10,727 tonnes of CO₂e offset through verified carbon credits supporting renewable energy and reforestation projects.



Built with Smarter, Lower-Impact Materials

We've slashed embodied carbon by focusing on smarter material choices:

Up to 99% recycled steel in the structural frame.

Concrete mixes incorporating up to 67% low-carbon cement replacements.

Ready for solar – each unit is PV-compatible to help tenants cut energy bills and emissions even further.



Greener Construction in Action

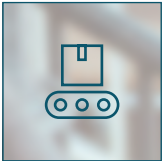
All earthworks were balanced to avoid unnecessary material exports or imports.

Energy use on-site was minimized with efficient plant machinery and logistics.

Over 279 tonnes of construction waste recycled, that's a 100% landfill diversion rate.



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.

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.

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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		Minutes	Miles
Middlesborough	20	14.6	A66	6	2.3
Newcastle	45	36.6	A1(M) J58	12	5
Leeds	1 Hr 15	70.8	M1	1 Hr	59.7
Hull	2 Hrs 5	107	M6	1 Hr 8	56
					
	Minutes	Miles		Minutes	Miles
Teesport	30	25.8	Newcastle	55	43.5
Port of Tyne	48	33.5	Leeds	1 Hr 10	62.5
Hull Docks	1 Hr 50	110	Manchester	2 Hrs	128
Immingham Docks	2 Hrs 10	124	East Midlands	2 Hrs 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

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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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