

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

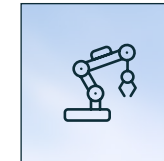
A strategic location supports regional, national, and international manufacturing and distribution, making it an optimal choice for modern occupiers.



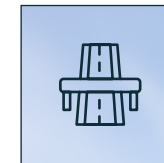
UNIT 3, 84,947 SQ FT



UNIT 2, LET - 107,775 SQ FT



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



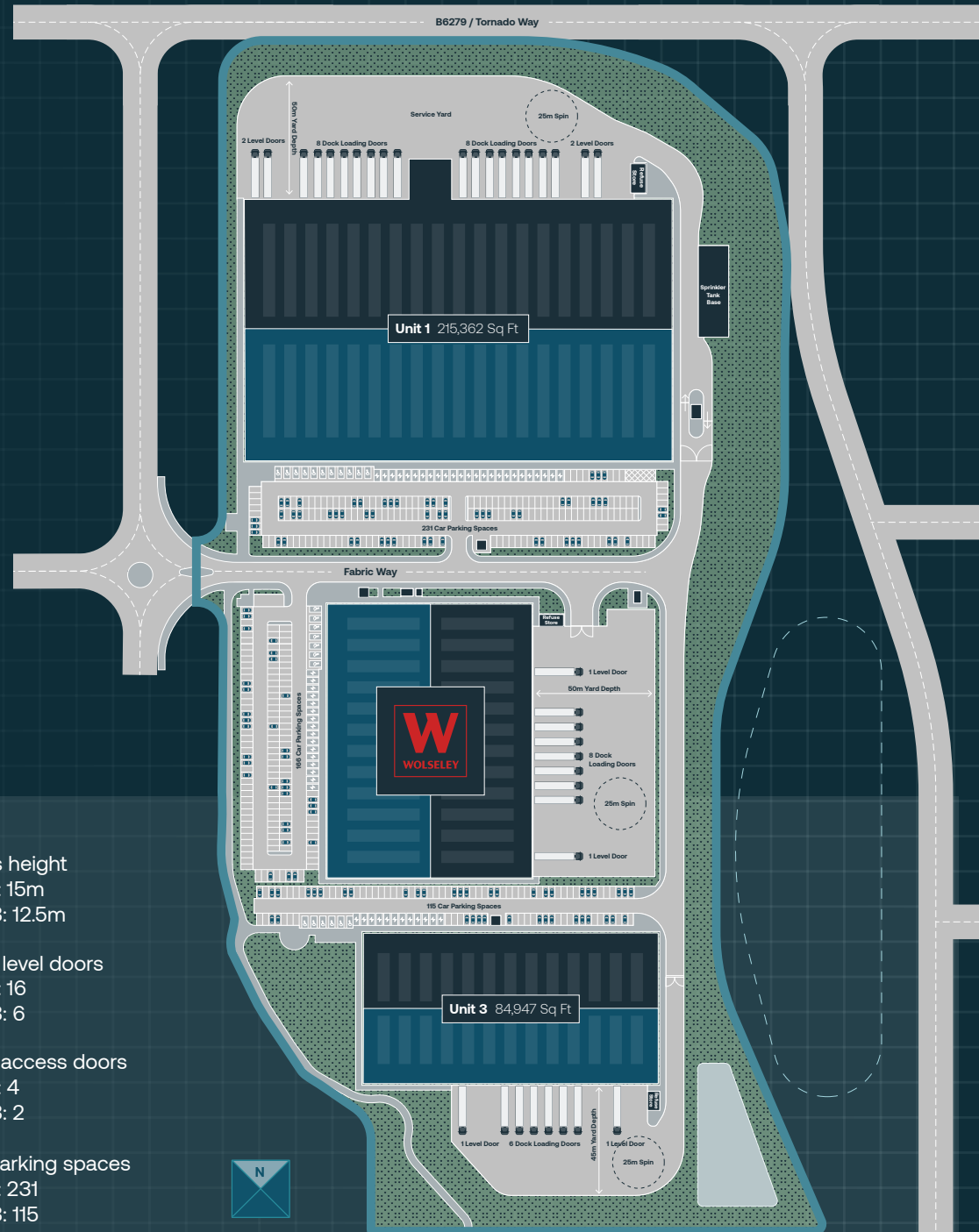
Secure, gated site with 24hr access



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

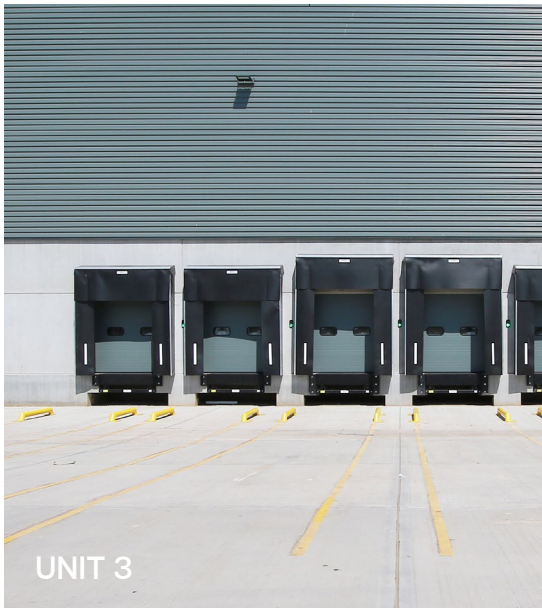


Car parking spaces
Unit 1: 231
Unit 3: 115





UNIT 1



UNIT 3



UNIT 3



UNIT 2



UNIT 3



UNIT 1

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 (m ²)	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.



UNIT 1



UNIT 3

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

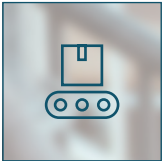
All earthworks were balanced to avoid unnecessary material exports or imports.

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

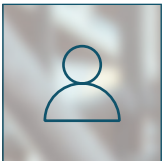
People in the local area are employed in manufacturing and as process plant and machine operatives.



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.



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).

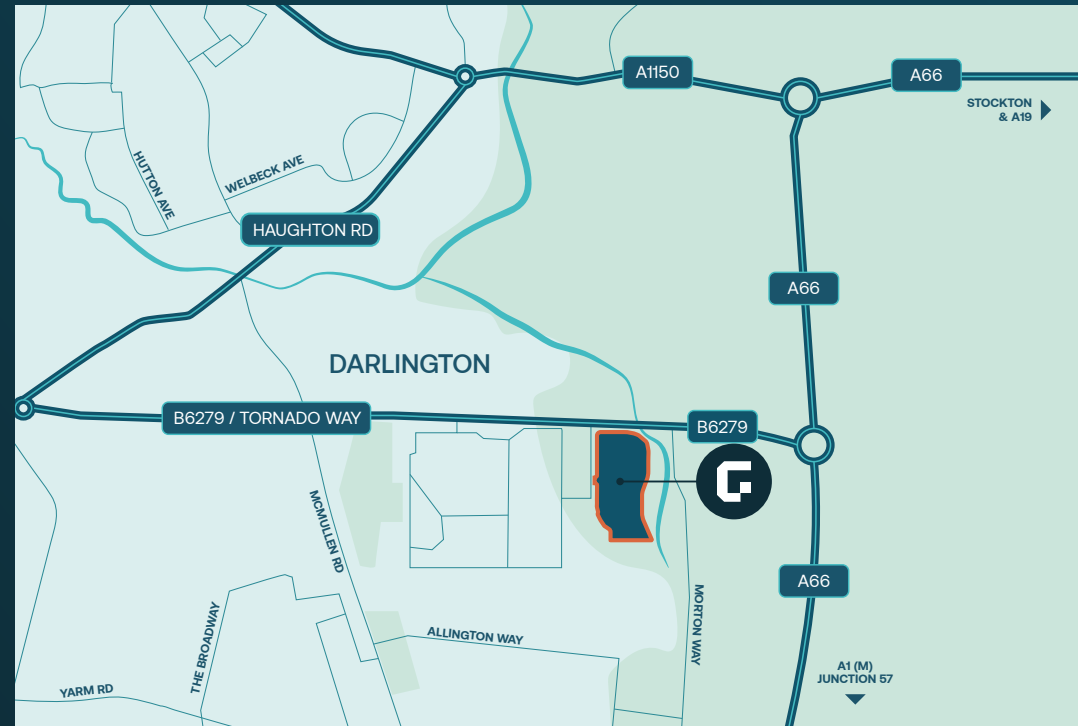
Drivetime Population ■ 30 mins 651,481 ■ 45 mins 1,386,875



	Minutes	Miles		Minutes	Miles
Middlesbrough	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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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**

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