

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.

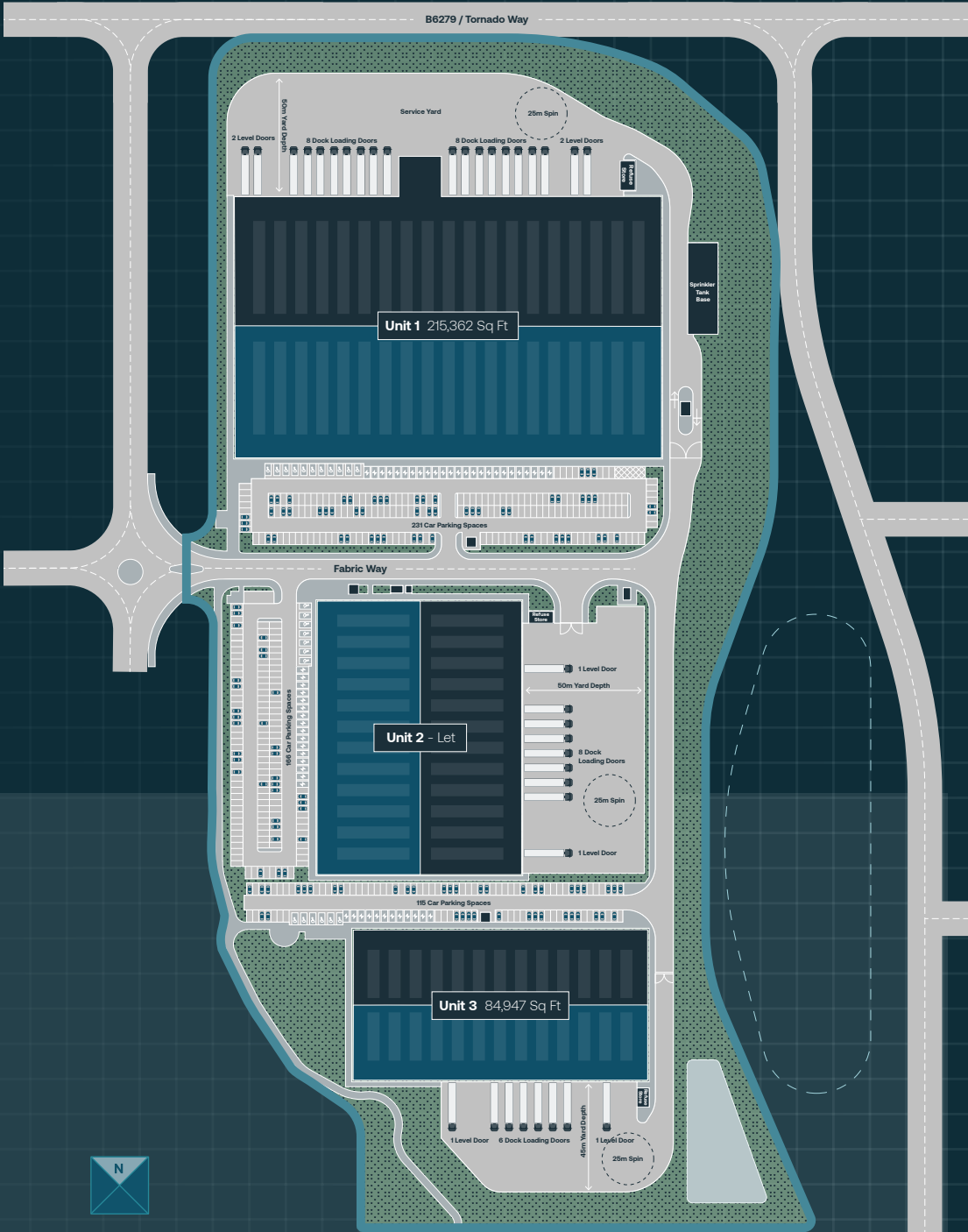
Logistics & Industrial Solutions

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	84,947 Sq Ft

Grand Total 408,084 Sq Ft

Specific Specification	Unit 1	Unit 2	Unit 3
Car Parking	231	-	115
Level Access Doors	4	-	2
Dock Level Doors	16	-	6
Eaves Height	15M	-	12.5M



Cat A fitted office space

Yard depths up to 50m

Efficient air source heat pumps

50kN/m2 floor loading with FM2 floor slab

10% translucent rooflights

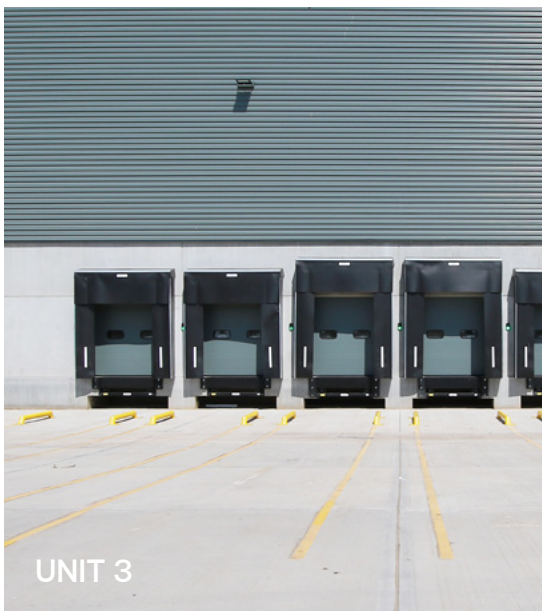
Approximately 3.5 MVA secured to site

Secure, gated site with 24hr access

10% EV parking



UNIT 1



UNIT 3



UNIT 3



UNIT 2



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.

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.



EPC A

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



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.



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

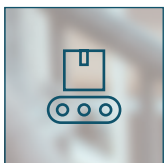
All earthworks were balanced to avoid unnecessary material exports or imports.

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.



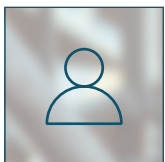
Join an **Established Hub** of **Industry Leaders**

**7,700**

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

amazon**5,000**

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

Schott Packaging**Dunelm****82.8%**

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

**TOOLSTATION****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



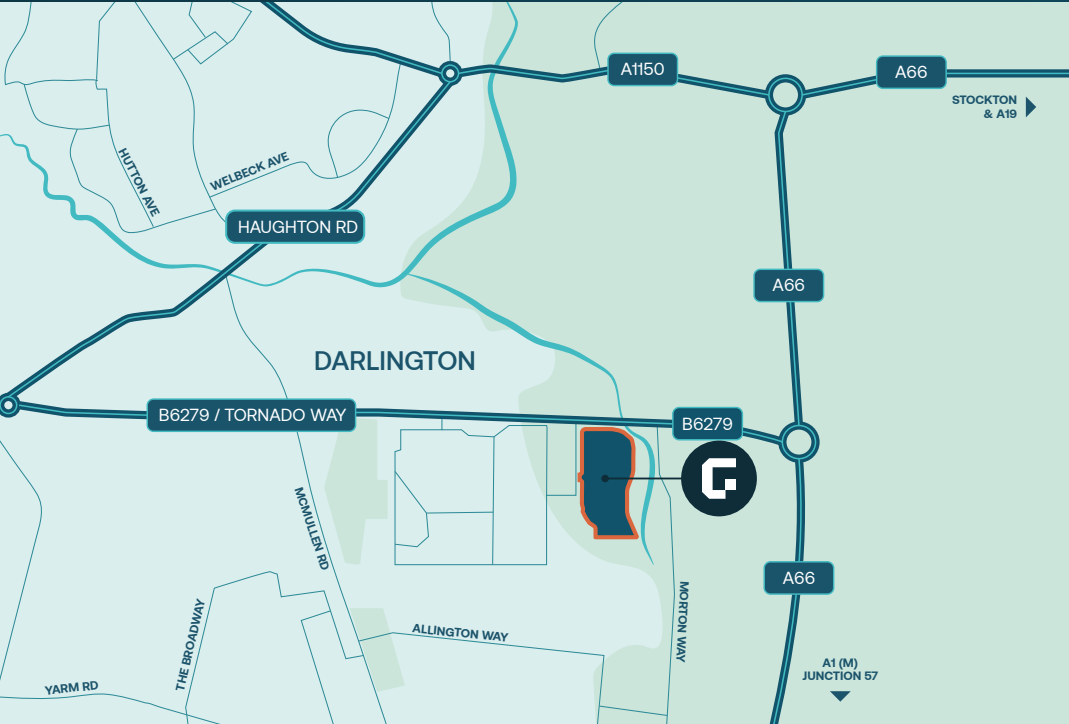
	Minutes	Miles
A66	6	2.3
A1(M) J58	12	5
M1	1 Hr	59.7
M6	1 Hr 8	56



	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

The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **June 2025.** Designed by cormackadvertising.com