

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



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



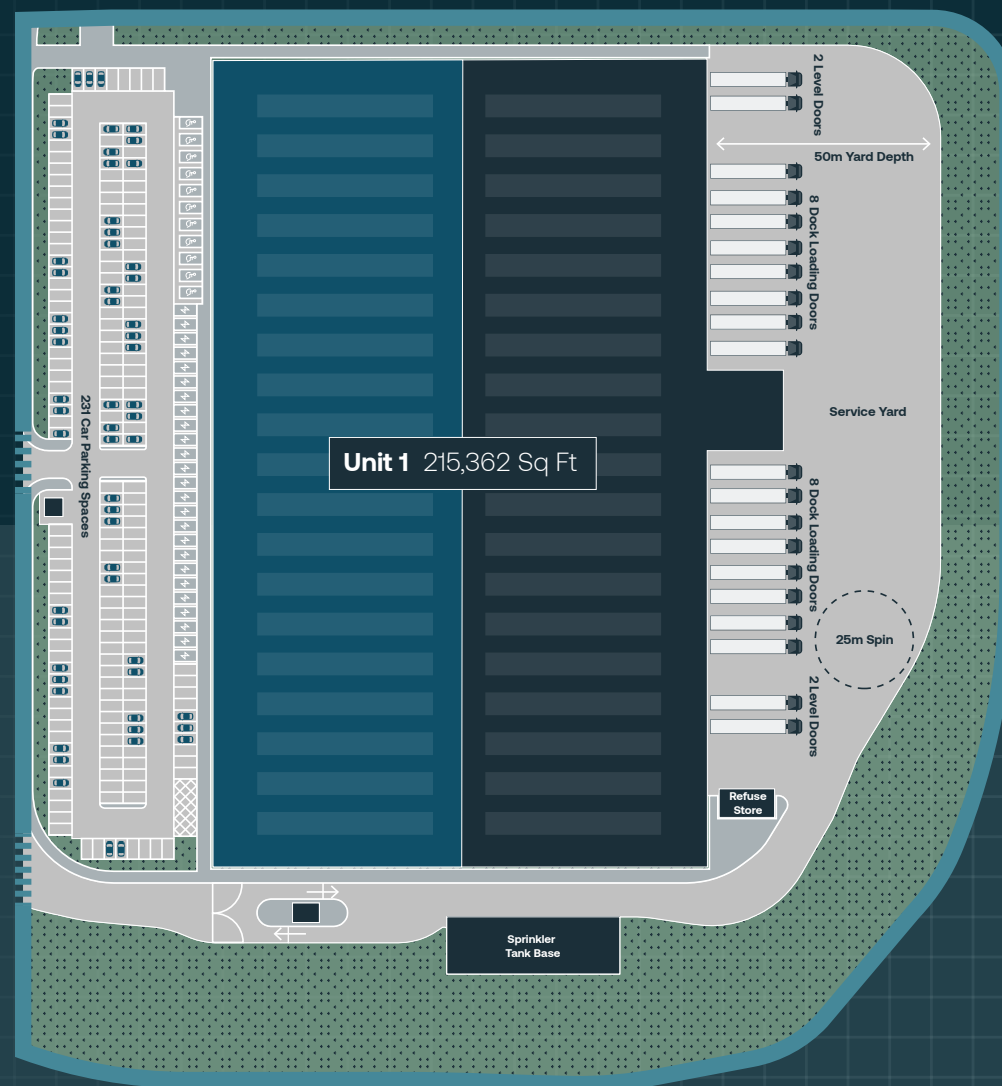
Approximately 3.5 MVA secured to site



Secure, gated site with 24hr access



10% EV parking





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 tenant across the estate.



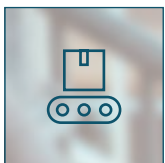
Extensive Planting

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





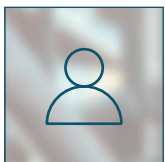
Join an **Established Hub** of **Industry Leaders**

**7,700**

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

**5,000**

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Schott Packaging**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.

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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
Middlesbrough	20	14.6
Newcastle	45	36.6
Leeds	1 Hr 15	70.8
Hull	2 Hr 5	107



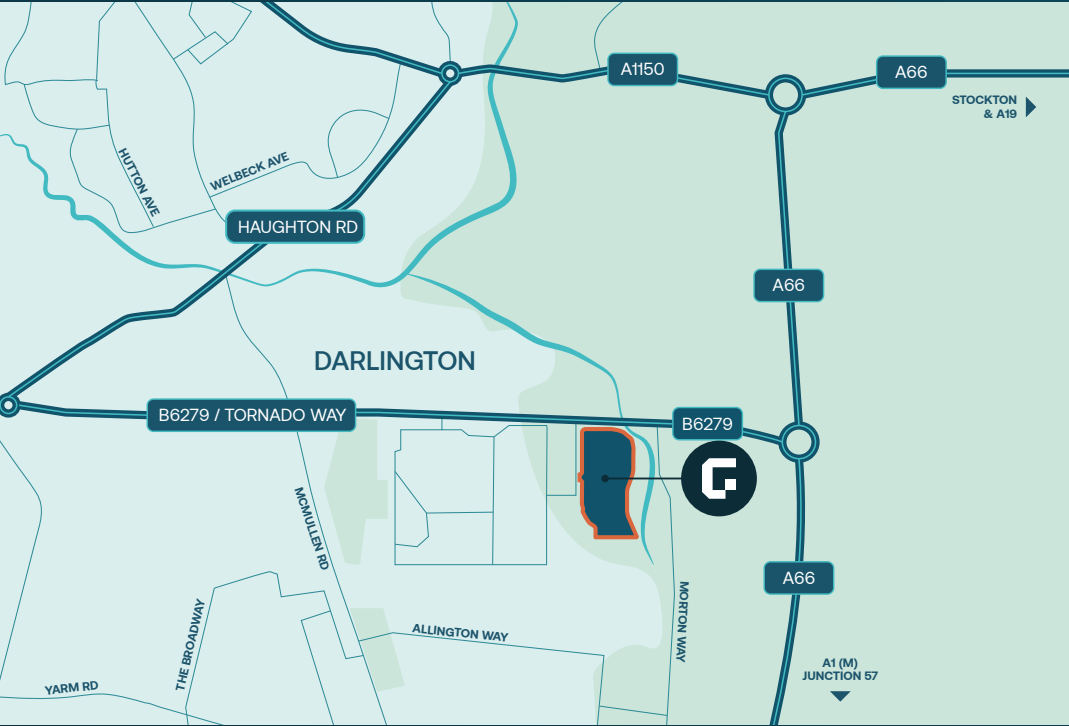
	Minutes	Miles
A66	6	2.3
A1(M) J58	12	5
M1	1 Hr	59.7
M6	1 Hr 8	56



	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**

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