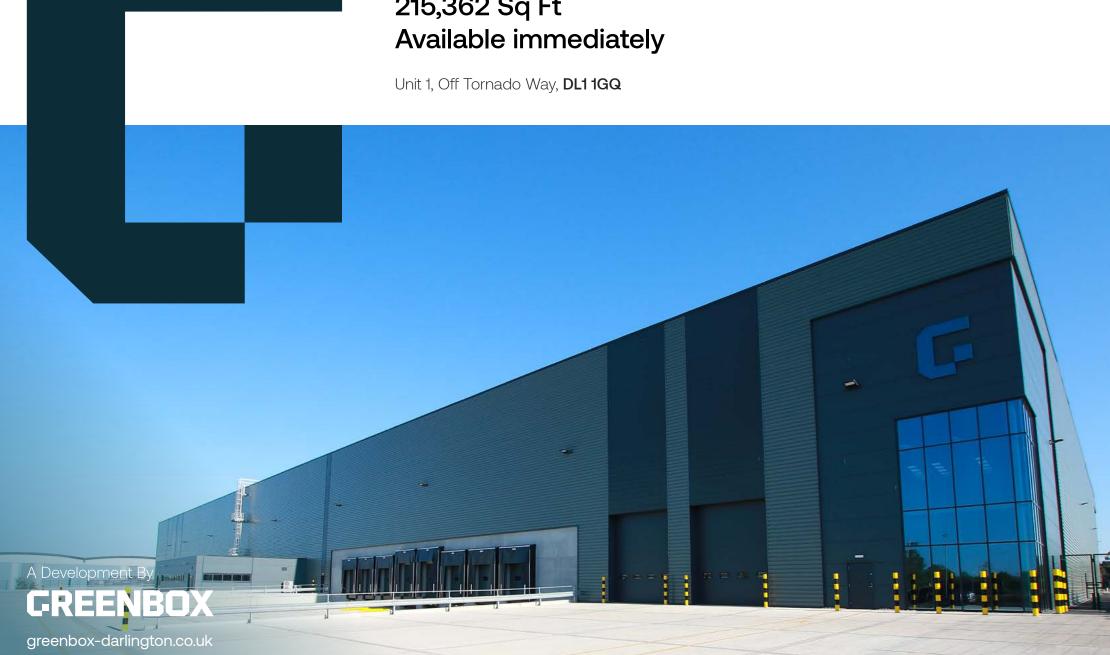


Prime industrial / warehouse unit 215,362 Sq Ft



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



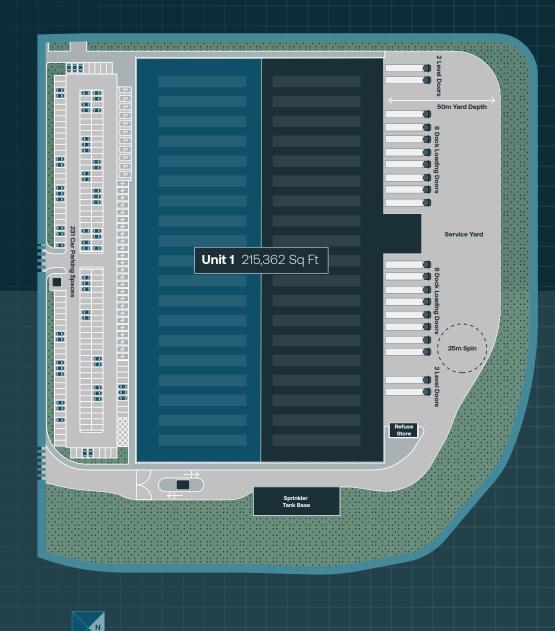
Approximately 3.5 MVA secured to site

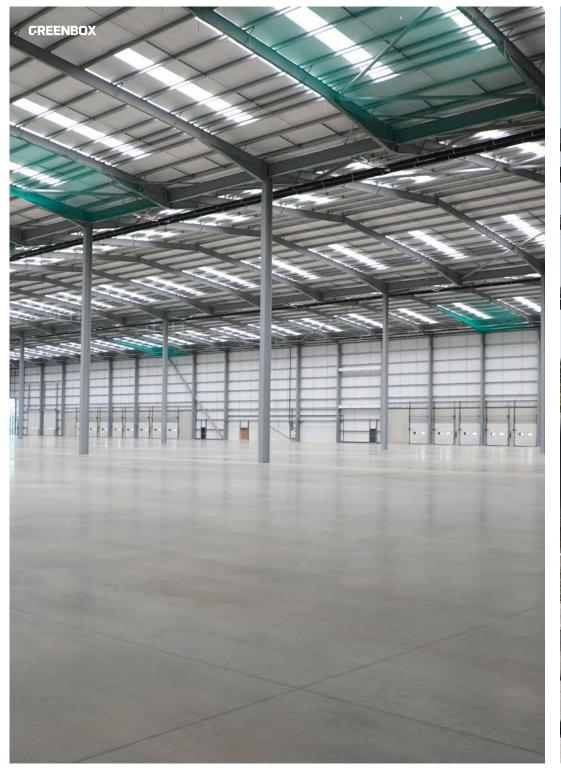


Secure, gated site with 24hr access



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

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







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

Durham Hartlepool Bishop Auckland Middlesbrough Darlington	
Richmond A19 Leyburn Thirsk A168	
Harrogate York	Source: ONS Survey

	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 Hr 5	107	M6	1 Hr 8	56

	Minutes	Miles	as .	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 Hr 10	124	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



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 or 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. July 2025. Designed by cormackadvertising.com