




SYMMETRY PARK

DARLINGTON / A66

Home to 1,500,000 sq ft
 Robotic Sort Facility

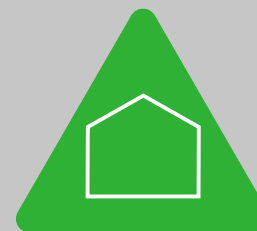
ENTER

90 ACRE BUSINESS PARK

Outline planning consent secured for B1, B2 & B8 uses
Units to let of up to 577,500 sq ft on a design and build basis



Deliverability Checklist



Full Site Infrastructure

completed September 2019



planning secured for B1, B2 and B8 Uses



Amenity Provision Planned

within walking distance of the development



5 MVA

available power capacity to the site

Welcome To

SYMMETRY PARK

DARLINGTON / A66

Symmetry Park Darlington is in an excellent location, strategically positioned adjacent to the A66, to the east of Darlington Town Centre and accessed from Tornado Way.

The A66 provides direct links to both the A19 & A1(M), and Teesport is just 15 miles to the east.

The development extends to some 90 acres with outline planning consent for B1, B2 and B8 uses.

- **Prominent location adjacent to the A66**
- **36.34 acres remain which can cater for buildings up to 577,500 sq ft**
- **Strategically located between the A1(M) and the A19**
- **Circa 15 miles from Teesport which is the 6th largest port in the UK**

Demographics



25,000 Actively Seeking Employment

within 30 minute drive (total labour supply of 344,000 with 318,000 in employment)



Wages c.21% below

regional and national averages



amazon

SYMMETRY PARK
DARLINGTON / A66

A66

B6279 TORNADO WAY

A66

A1(M)

Cleveland Bridge

Bellway

Premier Inn

Beefeater

Dunelm

B&Q

Morrisons

EE

Travelodge

Magnet

Cummins

Darlington Retail Park

Nobia

SLC Student Loans Company

Lingfield Point

Darlington Building Society

Site Entrance

Main Entrance

Planning

The site has outline planning consent for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution).

Value and Flexibility

Delivery and Timing

Tritax Symmetry have an excellent track record in procuring bespoke facilities for occupiers on time, within budget and to specification. This site has the benefit of development platforms which are able to accommodate a wide variety of building sizes and specifications up to a single storey footprint of 577,500 sq ft.

Tritax Symmetry's highly professional and experienced team ensure that development programmes are met and that the whole process, from design and planning through to construction and building handover, will meet their client's expectations.

The site has the benefit of outline planning consent with all mains services and infrastructure available for connection to the site.

Bespoke Options

Symmetry Park Darlington, with the benefit of outline planning permission and excellent demographics, is an ideal location for businesses seeking bespoke building packages for their own occupation.

Terms

Terms are available on request for cost effective solutions meeting occupiers' bespoke requirements.



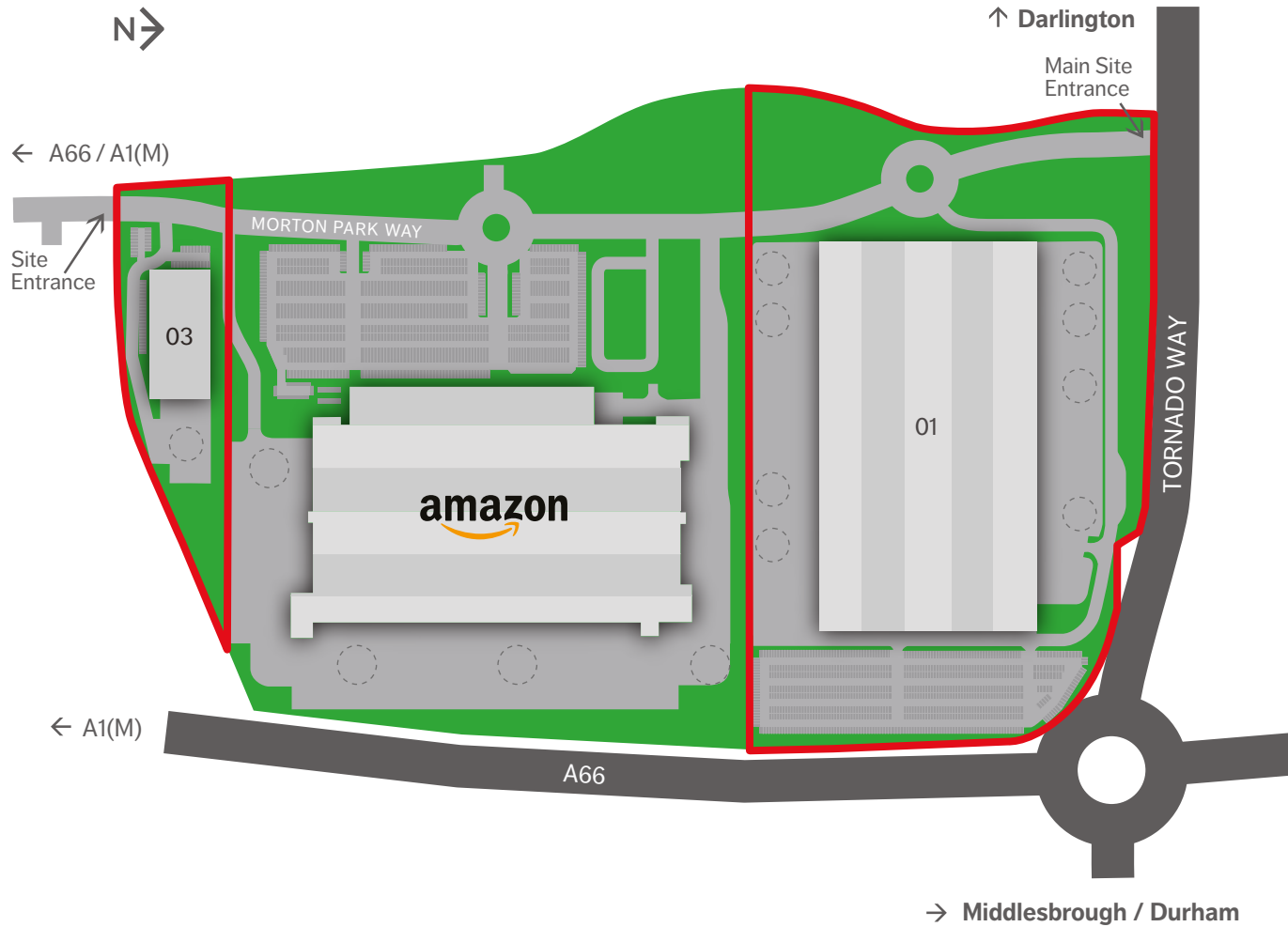
Symmetry Park Bicester*



Symmetry Park Doncaster*

* Images are for illustrative purposes to show potential build specification.

Units from
50,000 sq ft - 577,500 sq ft



Indicative Masterplan 1

01	577,500 sq ft	53,652 sq m
02 Let to AMAZON	1,500,000 sq ft	139,354 sq m
03	50,000 sq ft	4,645 sq m
Total Development	2,127,500 sq ft	197,651 sq m



A1(M)

A66

B629 TORNADO WAY

A66

This is a CGI of Masterplan 1 for indicative purposes only

Units from
25,000 sq ft - 115,000 sq ft



Indicative Masterplan 2

01	115,000 sq ft	10,684 sq m
02	90,000 sq ft	8,361 sq m
03	80,000 sq ft	7,432 sq m
04	60,000 sq ft	5,574 sq m
05	25,000 sq ft	2,323 sq m
06 Let to AMAZON	1,500,000 sq ft	139,354 sq m
07	50,000 sq ft	4,645 sq m
Offices	20,000 sq ft	1,858 sq m
Drive Thru A	1,950 sq ft	181 sq m
Drive Thru B	2,200 sq ft	204 sq m
Total Development	1,944,150 sq ft	180,617 sq m



A1(M)

A66

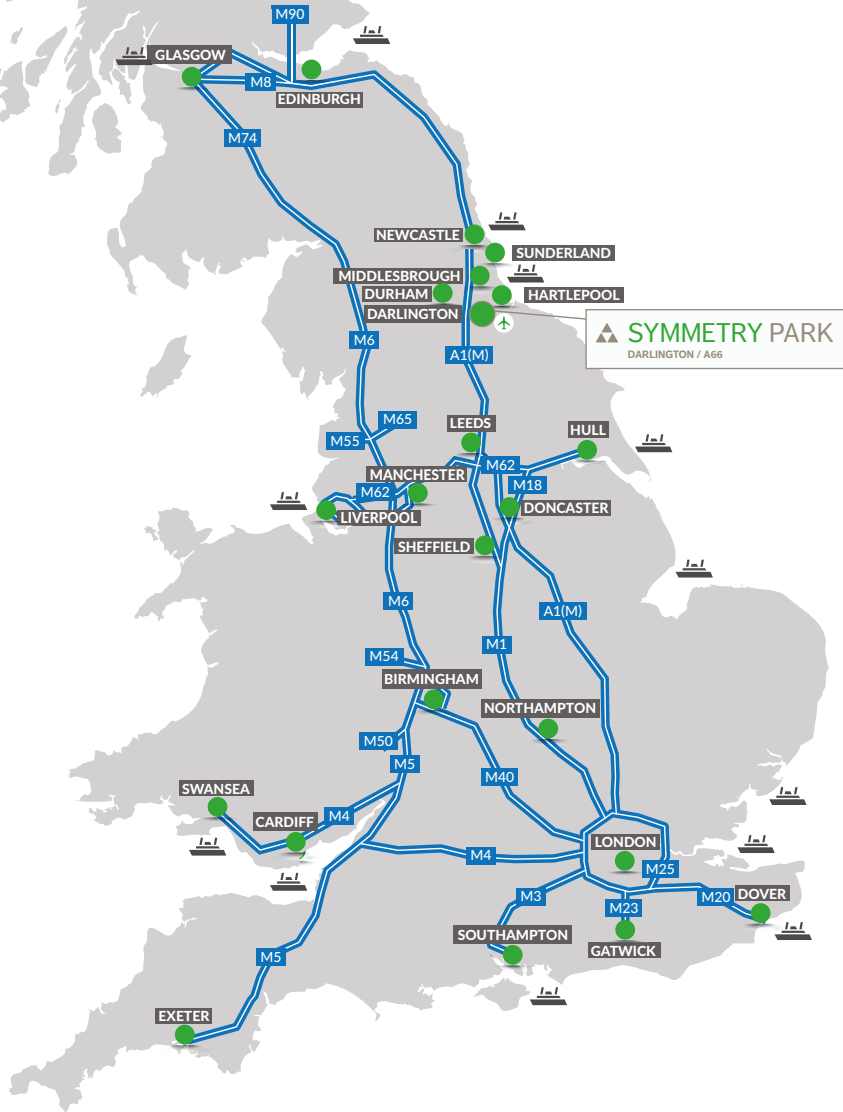
B6279 TORNADO WAY

A66

This is a CGI of Masterplan 2 for indicative purposes only

SYMMETRY PARK

DARLINGTON / A66



Location

Symmetry Park Darlington is located between the A1(M) and the A19 to the east of Darlington Town Centre. Teesport is within 15 miles of the development.

SAT NAV: DL1 4PT



Extensive frontage along the **A66** and Tornado Way



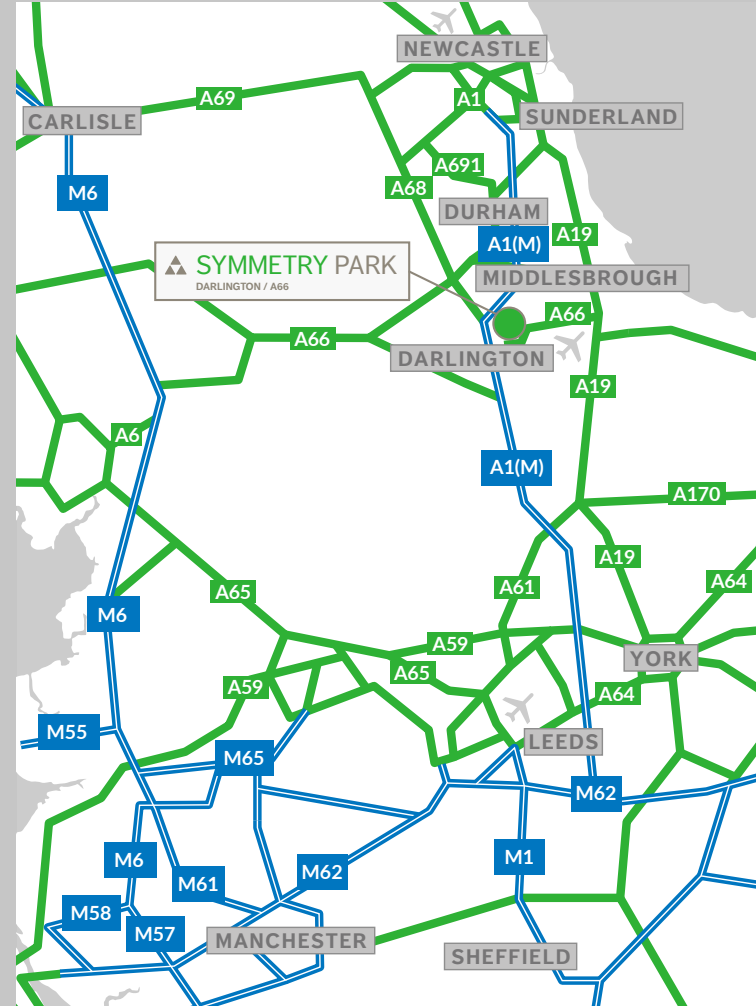
Excellent road links to the **main regional centres**



Teeside International Airport - within **10 minutes drive time**



Teesport within **20 minutes drive time**



HOME

SAVE

PRINT

EXIT



Further information

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