



# SYMMETRY PARK

DARLINGTON / A66

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

## 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

[tritaxsymmetry.com/darlington](https://tritaxsymmetry.com/darlington)

 **TRITAX SYMMETRY**  
A TRITAX BIG BOX COMPANY





A66

Building Complete



Welcome To

# SYMMETRY PARK

DARLINGTON / A66

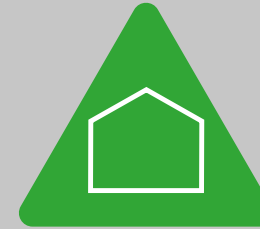
Symmetry Park Darlington is in an excellent location, strategically positioned adjacent to the A66, to the East of Darlington Town Centre and accessed from Tornado Way.

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**

## 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

## 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



A1(M)

Bellway

Cleveland Bridge

Morrisons

B&Q

Premier Inn

Dunelm

Beefeater

EE

Travelodge

Cummins

Darlington Retail Park

Darlington Building Society

Nobia

Magnet

SLC Student Loans Company

Lingfield Point

Site Entrance

amazon

SYMMETRY PARK  
DARLINGTON / A66

Main Entrance

A66

B629 TORNADO WAY

A66

Indicative layout

## 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.





### 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          |
| <b>Total Development</b> | <b>2,127,500 sq ft</b> | <b>197,651 sq m</b> |

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



## Indicative Masterplan 2

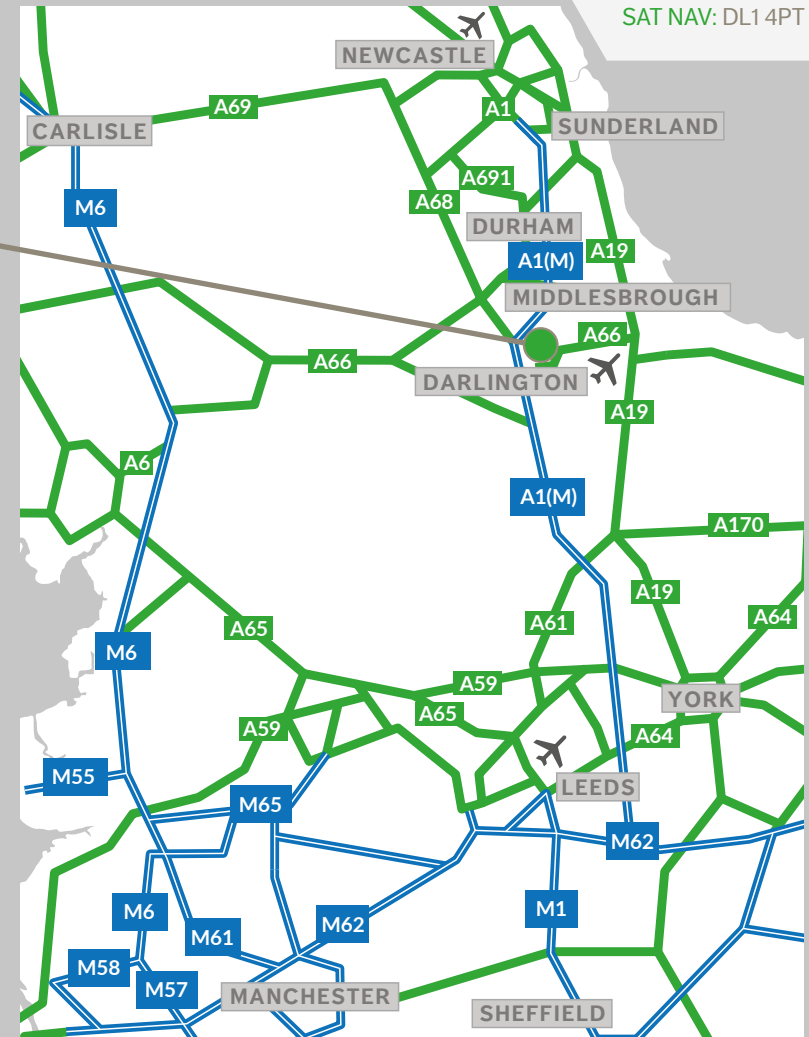
|                          |                        |                     |
|--------------------------|------------------------|---------------------|
| 01                       | 115,000 sq ft          | 10,684 sq m         |
| 02                       | 90,000 sq ft           | 8,361 sq m          |
| 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            |
| <b>Total Development</b> | <b>1,944,150 sq ft</b> | <b>180,617 sq m</b> |

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

## 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.

- Extensive frontage to the A66 and Tornado Way
- Excellent road links to the main regional centres
- Teesport within 20 minutes drive time
- Teesside International Airport within 10 minutes drive time

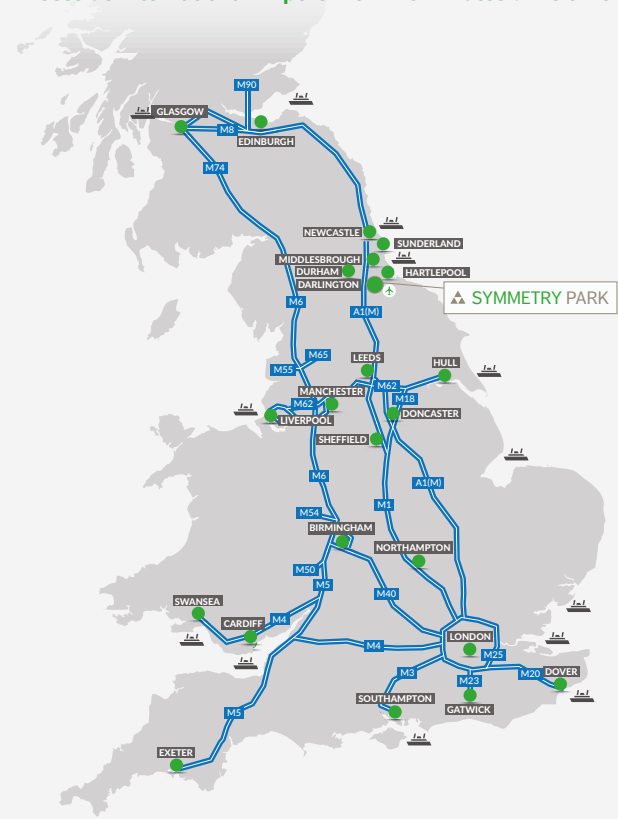


## Drive Times

| Destination                   | Distance    | Time          |
|-------------------------------|-------------|---------------|
| Teeside International Airport | 3.4 miles   | 8 mins        |
| Teesport                      | 15 miles    | 20 mins       |
| Newcastle                     | 34.9 miles  | 43 mins       |
| Leeds                         | 63.6 miles  | 1 hr 13 mins  |
| Manchester                    | 110.6 miles | 1 hr 56 mins  |
| Nottingham                    | 133.1 miles | 2 hrs 15 mins |
| Edinburgh                     | 157 miles   | 2 hrs 56 mins |
| Glasgow                       | 173 miles   | 3 hrs 8 mins  |
| Birmingham                    | 180.3 miles | 3 hrs 1 min   |
| London                        | 256 miles   | 4 hrs 37 mins |

## Rail Times

| Destination        | Time          |
|--------------------|---------------|
| Edinburgh Waverley | 2 hrs 5 mins  |
| London Kings Cross | 2 hrs 26 mins |



[tritaxsymmetry.com/darlington](http://tritaxsymmetry.com/darlington)

In partnership with



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