

GREENBOX

THIRSK

YO7 3HE

Prime industrial / warehouse units
181,742 - 365,464 Sq Ft
Design & build opportunities
AVAILABLE FROM Q3 2024



A Development By

GREENBOX

Design & Build Logistics Solutions

The scheme will incorporate institutionally designed warehouse and industrial space. Bespoke units built to individual occupiers specific requirements can also be accommodated.



CAT A fitted office space



Mix of ground level & dock loading doors



Yard depths up to 55m



Haunch heights up to 15m



50Kn/m2 floor loading with FM2 floor slab



15% translucent roof lights



Enhanced transport connections from site

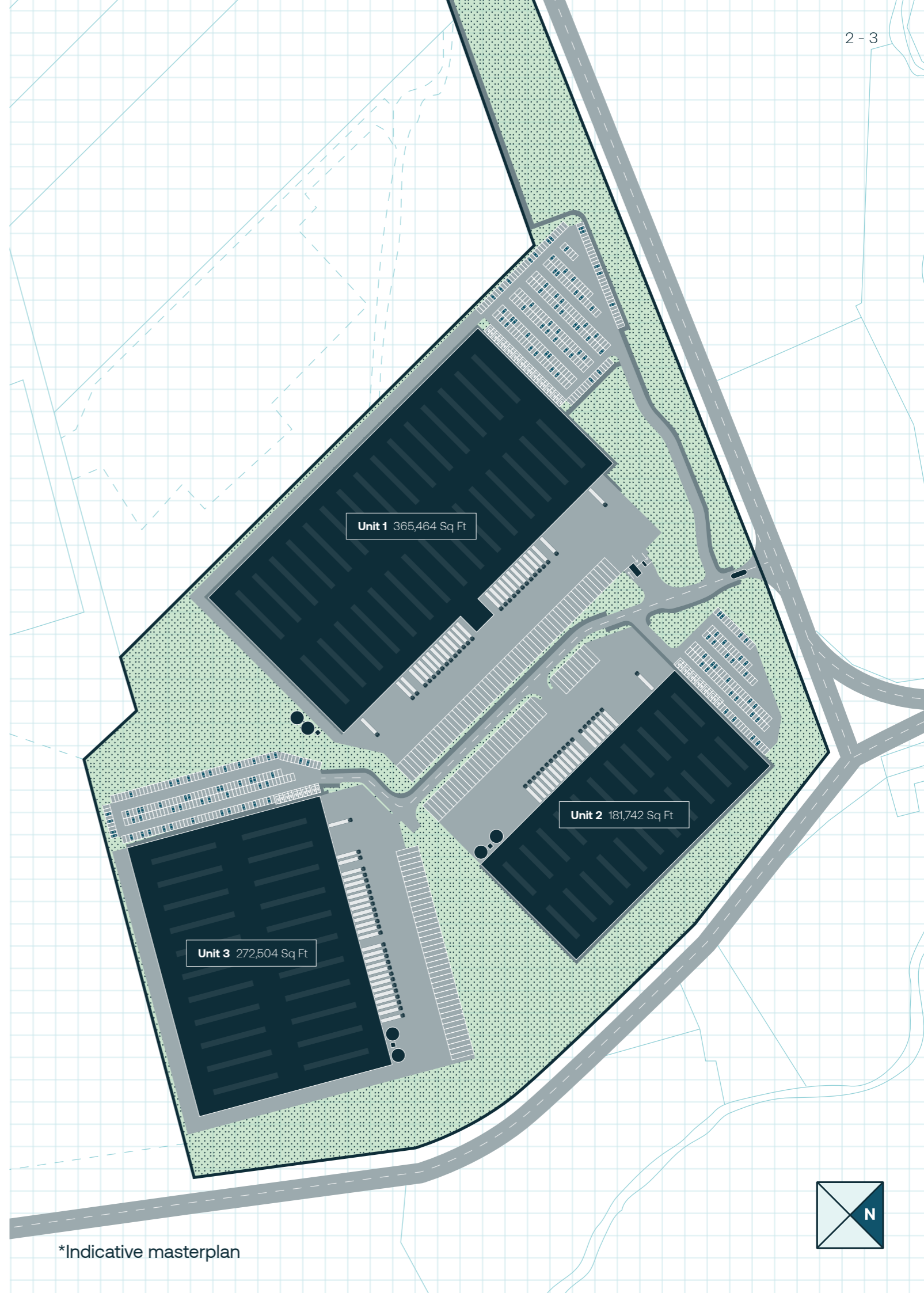


Approximately 5MVA secured to site

*Indicative specification

Unit 1	Sq Ft	Unit 2	Sq Ft	Unit 3	Sq Ft
Warehouse	346,062	Warehouse	174,696	Warehouse	261,966
GF Office	1,500	GF Office	1,500	GF Office	1,500
FF & SF Office	13,902	FF & SF Office	5,546	FF & SF Office	9,038
Hub	4,000	Hub	-	Hub	-
Total	365,464	Total	181,742	Total	272,504

Grand Total						819,710 Sq Ft
Car Parking	309	Car Parking	138	Car Parking	209	
HGV Parking	60	HGV Parking	27	HGV Parking	41	
Level Access Doors	4	Level Access Doors	2	Level Access Doors	2	
Dock Level Doors	32	Dock Level Doors	18	Dock Level Doors	26	



*Indicative masterplan



Speculative Build Unit 1

Unit 1 will be speculatively developed to a market leading standard. Benefitting from generous car and HGV parking, 32 dock level doors, 15m eaves and CAT A fitted office space.

Unit 1	Sq Ft
Warehouse	346,062
GF Office	1,500
FF & SF Office	13,902
Hub	4,000
Total	365,464



60 HGV
Parking Spaces



15m Yard
Depth



15m Haunch
Height



309 Car
Parking Spaces

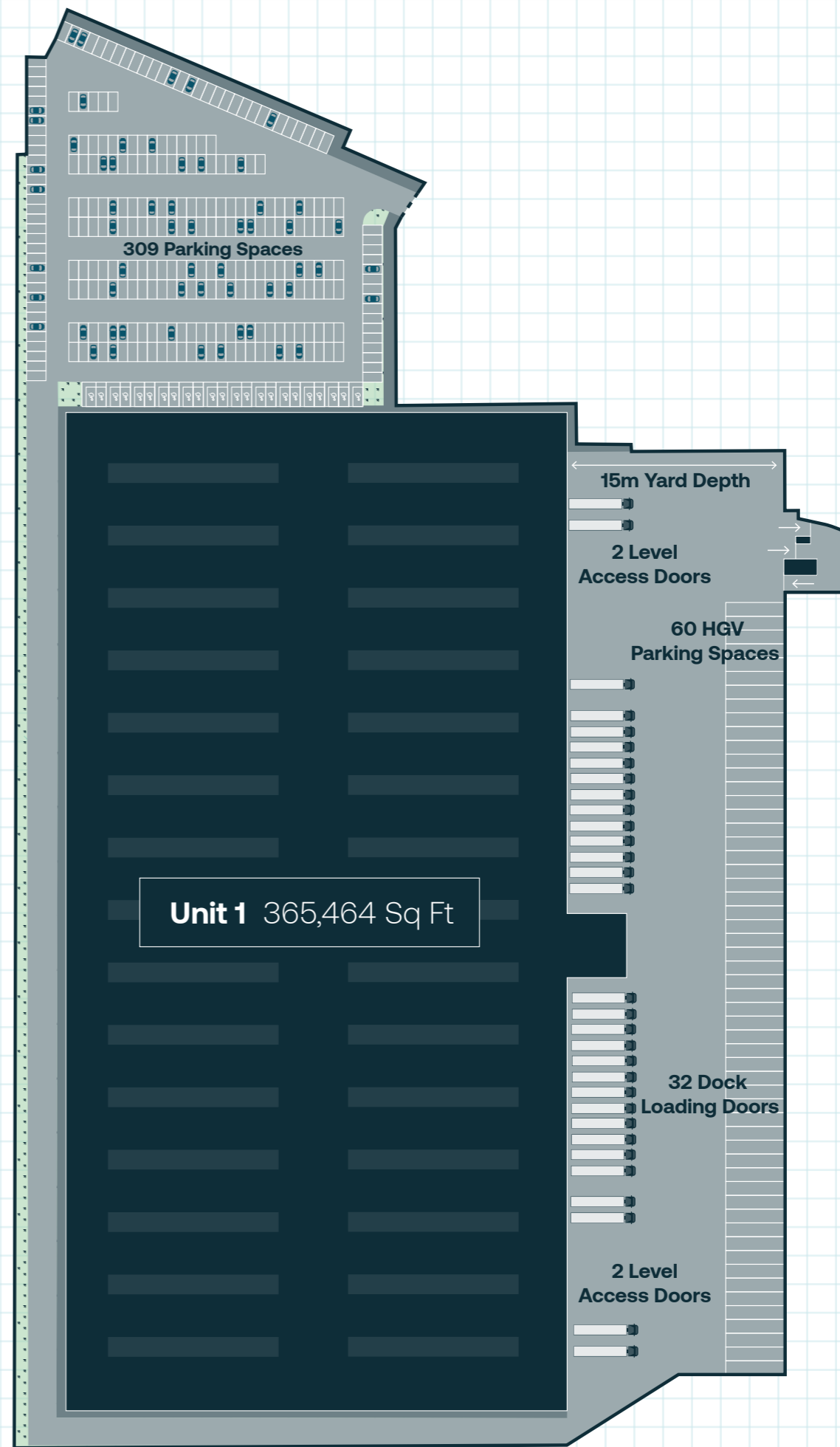


4 Level
Access Doors

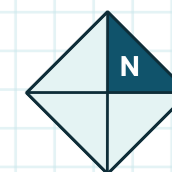


32 Dock
Loading Doors

*Indicative specification



*Indicative plan



← A1(M) North & South

A168

A168

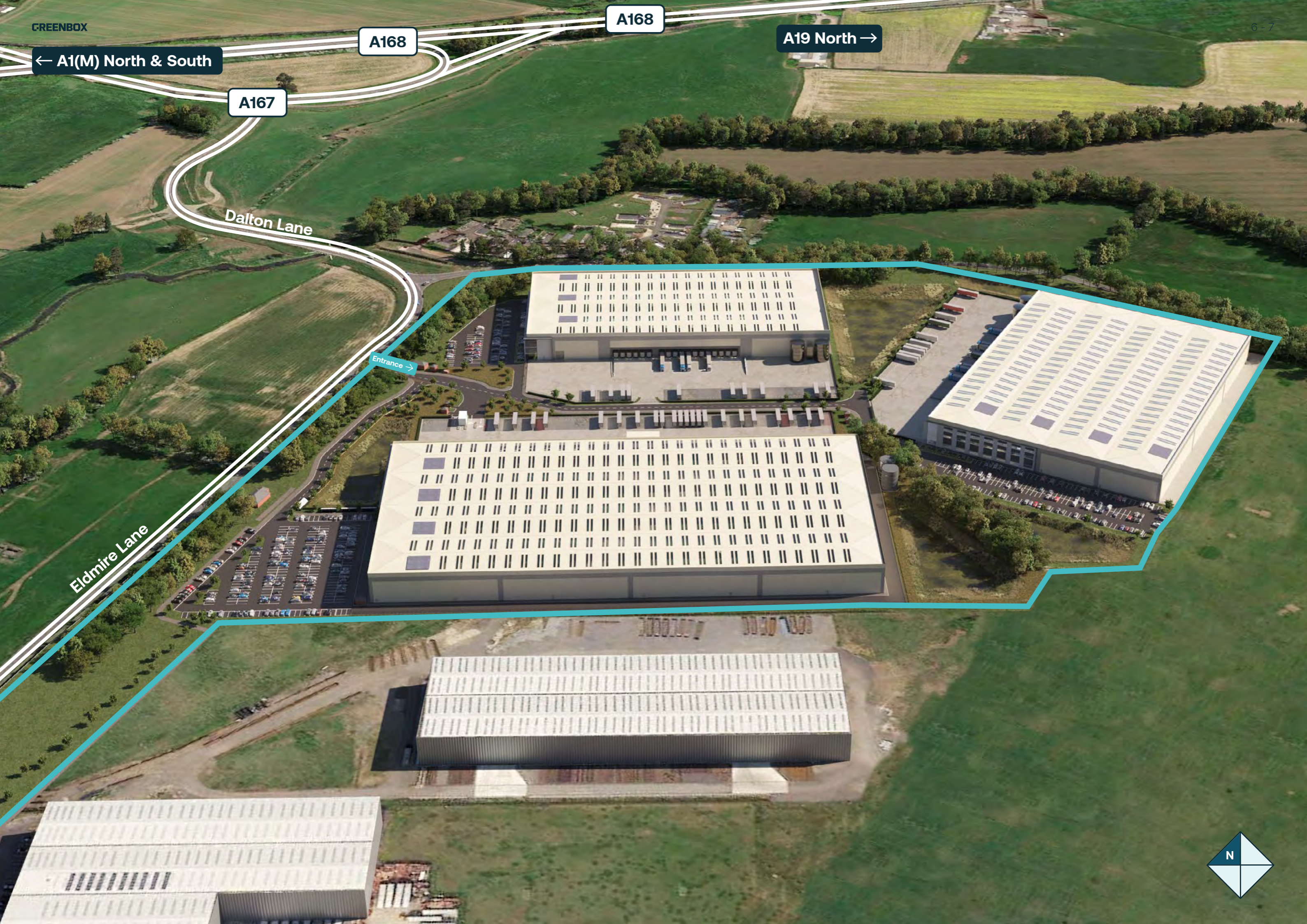
A19 North →

A167

Dalton Lane

Eldmire Lane

Entrance →



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.



Rainwater Harvesting



Target BREEAM 'Excellent'



Target EPC A



Fully photovoltaic panel ready roof



Air Source Heat Pumps



Target Net Zero Carbon in construction

10% EV parking & 100% future proofed



Join An Established Hub

Of Industry Leaders



11,000 people are locally employed in the transport and storage sector



34,000 people within the region are employed in the manufacturing sector, which is 5% higher than the UK average.



82% of the local population in the area are economically active, which is 3% higher than the UK average.



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.

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A Development By

GREENBOX

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