

SYMMETRY PARK DARLINGTON

DESIGN & BUILD OPPORTUNITIES AVAILABLE FROM 2027

55,000, 165,000 & 272,000 sq ft

DETAILED PLANNING CONSENT SECURED

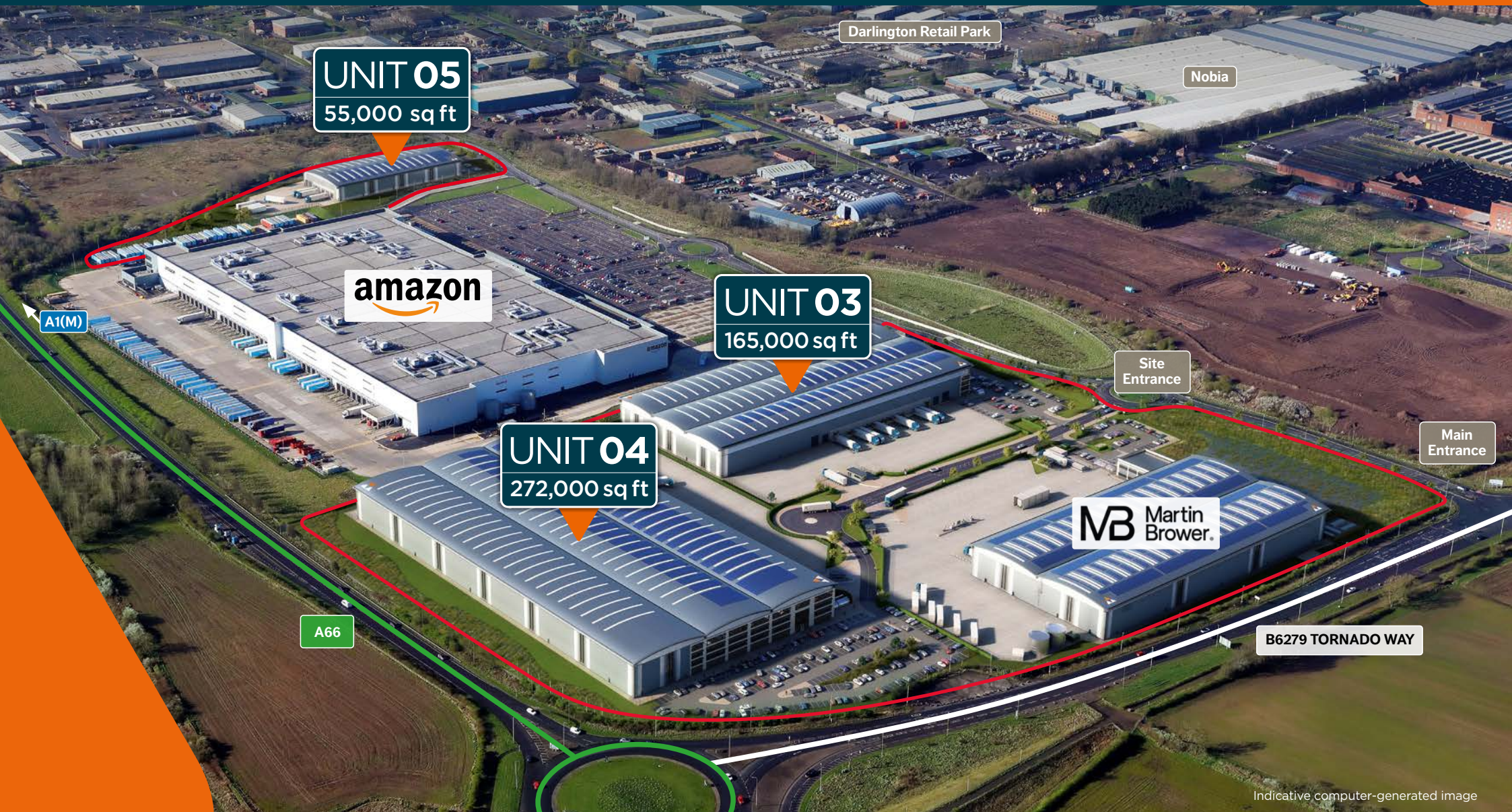


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THE SITE



Indicative computer-generated image

LABOUR



DEMOGRAPHIC OPPORTUNITY

Within 30 minutes drivetime of DL1 4BF, there are 185,779 households and 431,380 residents. Of these, 257,201 people are of core working age (16-64), representing 60% of the catchments' population.

Within Darlington, 5.97% are employed in manufacturing and logistics, compared to 5.42% in England and Wales.

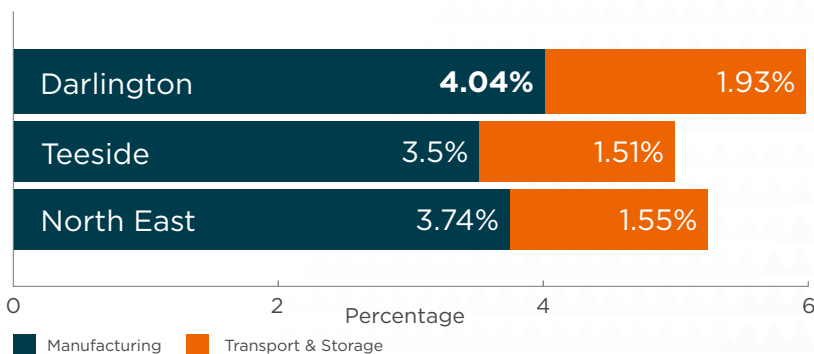
Residents within 30 minute drive **431,380**



Core working age (16-64) **257,201**

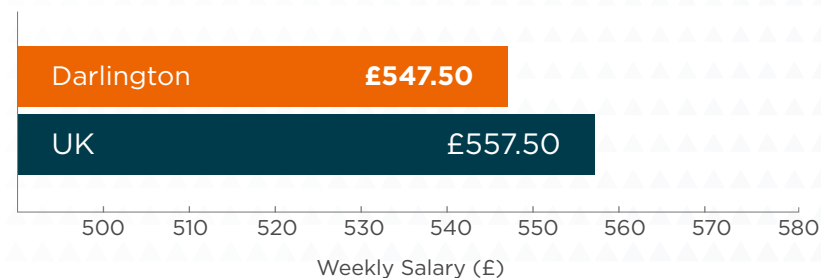


RESIDENTS EMPLOYED IN RELEVANT OCCUPATIONS



LOWER LABOUR COSTS

The average weekly salary for a full time warehouse operative in Darlington is £547.50 compared to £557.50 for the UK.



DRIVE TIME

46.94% of the UK population is within a 4.5 hour HGV drive time (56.5 million people).



LOCAL OCCUPIERS

Darlington is the location of choice for top companies such as:





SYMMETRY PARK
DARLINGTON



A66

UNIT 04
272,000 sq ft

Offices
(3 storey)

Service Area

HGV Parking

Gatehouse

Gatehouse

UNIT 03
165,000 sq ft

Offices
(3 storey)

16 EV spaces

153 Car Parking Spaces

Pump Station

3m Shared Footpath and Cycle Lane

Cycle Shelters

Offices
(2 storey)

128 Car Parking Spaces

Balancing Pond

B6279 Tornado Way

Morton Park Way

Morton Park Way

UNIT 05
55,000 sq ft

Offices
(2 storey)

51 Car Parking Spaces

HGV Parking

Service Area



EPC
A+ RATING



BREEAM rating:
'Excellent'



ROAD

 ROAD	Distance	Time
A1(M) J57	7 miles	11 mins
Newcastle	38 miles	60 mins
Leeds	70 miles	1 hr 15 mins
Manchester	114 miles	2 hrs 10 mins
Nottingham	135 miles	2 hrs 30 mins
Edinburgh	160 miles	3 hrs
Glasgow	176 miles	3 hrs 05 mins
Birmingham	180 miles	3 hrs 10 mins
London	260 miles	4 hrs 40 mins

 AIRPORTS	Distance	Time
Teeside International	4 miles	10 mins
Newcastle International	45 miles	1 hr
Leeds/Bradford	60 miles	1 hr 15 mins
Doncaster	100 miles	2 hrs

RAIL/SEA PORTS

 RAIL/SEA PORTS	Distance	Time
Teesport	20 miles	30 mins
Sunderland	34 miles	55 mins
Hull	110 miles	2 hrs
iPort Doncaster	100 miles	1 hr 45 mins
Trafford Park Euroterminal	119 miles	2 hrs 15 mins



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SAT NAV: DL1 4BF  foil.tapes.pies

FURTHER INFORMATION



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