

ON-SITE NOW

symmetry park

DARLINGTON

A66

DL1 4PT

On-site now delivering  
over 1,500,000 sq ft for  
a world leading retailer

## NEW 90 ACRE INDUSTRIAL / DISTRIBUTION PARK

Outline planning consent secured for B1, B2 & B8 uses  
Units from 50,000 - 577,500 sq ft



db symmetry

Building Under Construction

# WELCOME TO symmetry park DARLINGTON

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

- **North East of England's gateway to Scotland**
- **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

on-site and due for completion in September 2019



### Planning secured for B1, B2 and B8 uses



### Amenity provision planned

within walking distance of the development



### 5MVA

available power capacity to the site

## DEMOGRAPHICS



### 344,000 persons

economically active within 30 minute AM peak drive



### Lower wage levels

in Darlington and the North East compared with national averages

## PLANNING

The site has outline planning consent for B1, B2 and B8 uses.

## VALUE AND FLEXIBILITY

### Delivery and Timing

db 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 building of 577,500 sq ft.

db 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 hand over, will meet their client's expectations.

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

### Bespoke Options

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

### Terms

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





Home Office

Cleveland

Premier Inn  
Bedfeater

Dunelm  
The Home of Homes

Travelodge

Comm

DARLINGTON RETAIL PARK

nobia  
Magnet

SLC  
Student Loans Company

LINGFIELD POINT  
DARLINGTON

Bellway

SITE ENTRANCE

Darlington  
Living Estates

Morrisons  
B&Q

MAIN ENTRANCE

1,500,000 sq ft let to a world leading retailer

A66

B6279

A66

TORNADO WAY

DARLINGTON

A1150



# MASTERPLAN 1

Unit		sq ft	sq m
A		50,000	4,645
B	LET	1,500,000	139,354
C		577,500	53,652
<b>Total Development</b>		<b>2,127,500</b>	<b>197,651</b>



# MASTERPLAN 2

Unit		sq ft	sq m
A		50,000	4,645
B	LET	1,500,000	139,354
C		80,000	7,432
D		115,000	10,683
E		60,000	5,574
F		90,000	8,361
G		25,000	2,323
Offices		20,000	1,858
Drive Thru A		1,950	181
Drive Thru B		2,200	204
<b>Total Development</b>		<b>1,944,150</b>	<b>180,615</b>

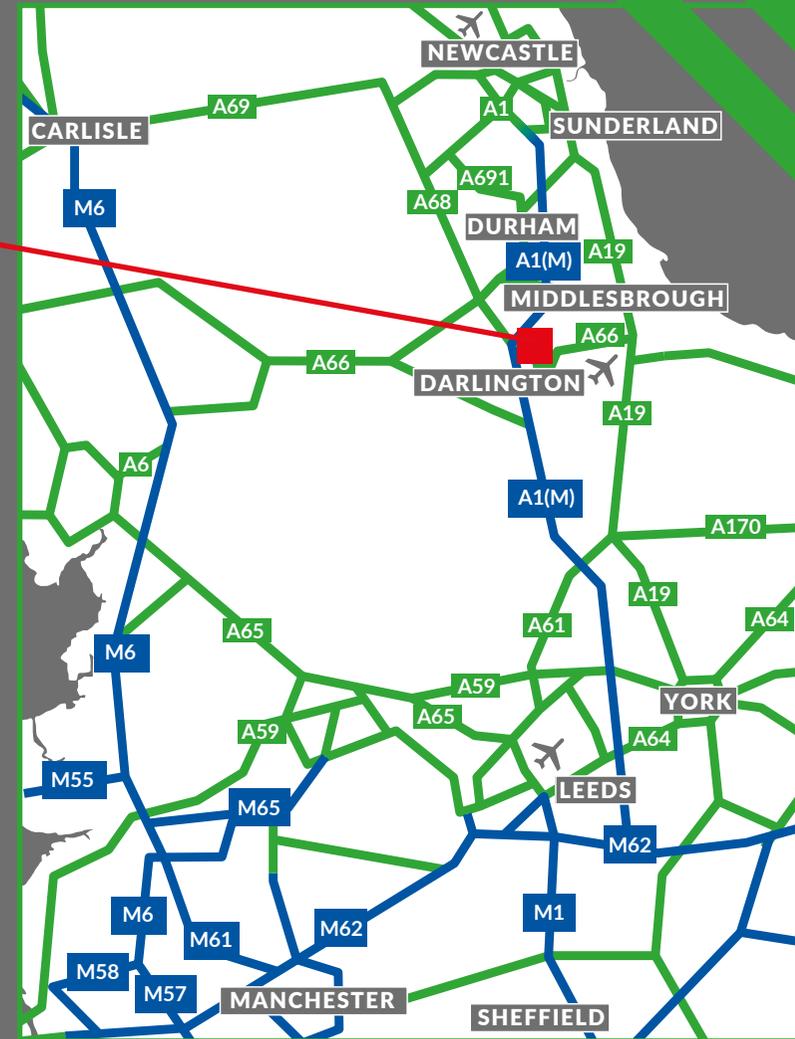
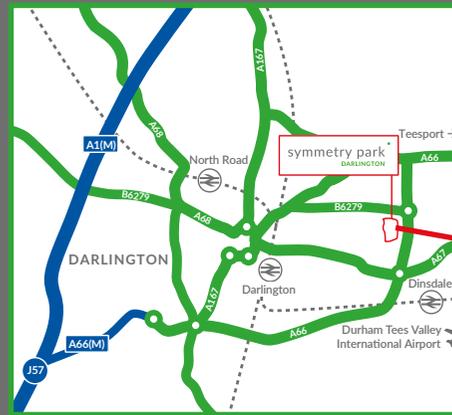
# LOCATION

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
- Durham Tees Valley Airport within 10 minutes drive time



**DL1 4PT**



### Drive Times

Destination	Distance	Time
Durham Tees Valley Airport	3.4 miles	8 mins
Teesport	15 miles	20 mins
Newcastle	34.9 miles	43 mins
Leeds	63.6 miles	1 h 13 mins
Manchester	110.6 miles	1 h 56 mins
Nottingham	133.1 miles	2 h 15 mins
Edinburgh	157 miles	2 h 56 mins
Glasgow	173 miles	3 h 8 mins
Birmingham	180.3 miles	3 h 1 min
London	256 miles	4 h 37 mins

### Rail Times

Destination	Time
Edinburgh Waverley	2 h 5 mins
London Kings Cross	2 h 26 mins



[symmetryparkdarlington.co.uk](http://symmetryparkdarlington.co.uk)

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**dbsymmetry**