

To Let

Modern Detached industrial unit with secure yard, parking and airside access

New dedicated 1.5km access road from A67

Eaves height of 9m

BREEAM Excellent

Located within Teesside Freeport

Available as a whole or may split

Expected completion Q4 2023



High Quality Industrial Warehouse

Unit D Teesside International Airport, Business Park, Darlington, TS16 0QH



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Teesside International Airport Business Park is located within the Tees Valley in the North East of England, providing access to the one of the UK's most integrated industrial economies, and access to major national and international trading destinations by road, rail and sea.

The development offers direct airside access, as well as excellent access to the A1(M), A19, A66 and wider national road network via a new dedicated 1.5km access road from the A67.

2.5million people and more than 70,000 business are within a 1-hour drive time.

The Development

Unit D is part of Teesside International Airport Business Park South, comprising 270 acres of development land with outline planning permission for 2.8 million sq. ft of employment development.

The unit is the first to be speculatively constructed within phase 1a. Completion is expected by Q4 2023.

Sustainability

Teesside International Airport is following an ambitious decarbonisation plan and will operationally Net Zero by 2025.

The plan incorporates the installation of extensive renewable energy systems (including solar), permanent hydrogen refuelling stations and partnerships with Sustainable Aviation Fuel (SAF projects).

Specification

- Eaves height of 9m (7.5m to underside of haunch)
- Secure yard extending to 18,083 sq. ft (1,680 sq. m)
- Structural concrete floor for imposed loads of up to 50kN/m2
- Two level loading access doors
- Airside access available
- 50 car parking spaces including 12 EV charging bays
- Power supply of up to 428 kVA
- Potentially BREEAM Excellent (dependent on tenant's fitout)

Freeport

The development is within Teesside Freeport so occupiers can apply for freeport customs one status.

Freeport customs zone status allows occupiers to access a range of tariff benefits, including duty deferral while goods remain on site and suspended import VAT on goods entering the customs zone.

Additional duty suspension benefits are available.

EPC

Targeting an EPC rating of A

Accommodation

Unit	m ²	ft ²
Ground floor	1,937	20,855
First floor	395	4,250
TOTAL NIA	2,332	25,105
Yard	1,680	18,083

Tenure

The property is available to let wither as a whole or may be split to provide two separate units.

Further Information

Strictly through the Joint Sole Agents.



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