

## To Let

### High Quality Industrial / Warehouse

12,552 – 25,105 sq ft  
(1,166 – 2,332 sq m)

Rent on application

The premises will provide the following approximate gross internal floor area:

Ground:

20,855 sq ft  
(1,937 sq m)

First:

4,250 sq ft  
(395 sq m)

Yard:

18,083 sq ft  
(1,680 sq m)

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

Modern detached industrial unit with secure yard, parking and airside access if required

Construction and infrastructure works underway with completion expected within Q2 2024.

- Eaves height of 9m
- Potentially BREEAM Excellent (dependent on tenant's fit out)
- Large, secure yard
- 50 car parking spaces
- Airside access available
- New, dedicated 1.5km access road from the A67
- Excellent access to the A1(M), A19, A66
- Located within Teesside Freeport
- Available as a single unit or to be split to provide two self-contained units

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 (260,130 sq m) of employment development.

The unit is the first to be speculatively constructed within phase 1a.

View online at [colliers.com/uk](https://colliers.com/uk)

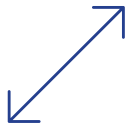


## Specification

The unit will provide the following 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/m<sup>2</sup>



Two level-loading access doors



Airside access available



50 demised car parking spaces, including 6 EV charging bays



Power supply of up to 428 kVA



Potentially BREEAM Excellent (dependent on tenant's fitout)

## EPC

Targeting an EPC rating of A.

## Tenure

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

## Freeport

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

For further information please contact:



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