

GREENBOX

THIRSK

YO7 3HE

For Sale / To Let
Prime Industrial / Warehouse Premises
100,000 – 870,000 sq ft
Design & Build Opportunities



Indicative CGI

A Development By
GREENBOX
www.greenbox-thirsk.co.uk

Design & Build Solutions

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



Haunch heights up to 15m



Yard depths up to 55m



50Kn/m2 floor loading with FM2 floor slab



Mix of ground level & dock loading doors



Approximately 5MVA secured to site



CAT A fitted office space



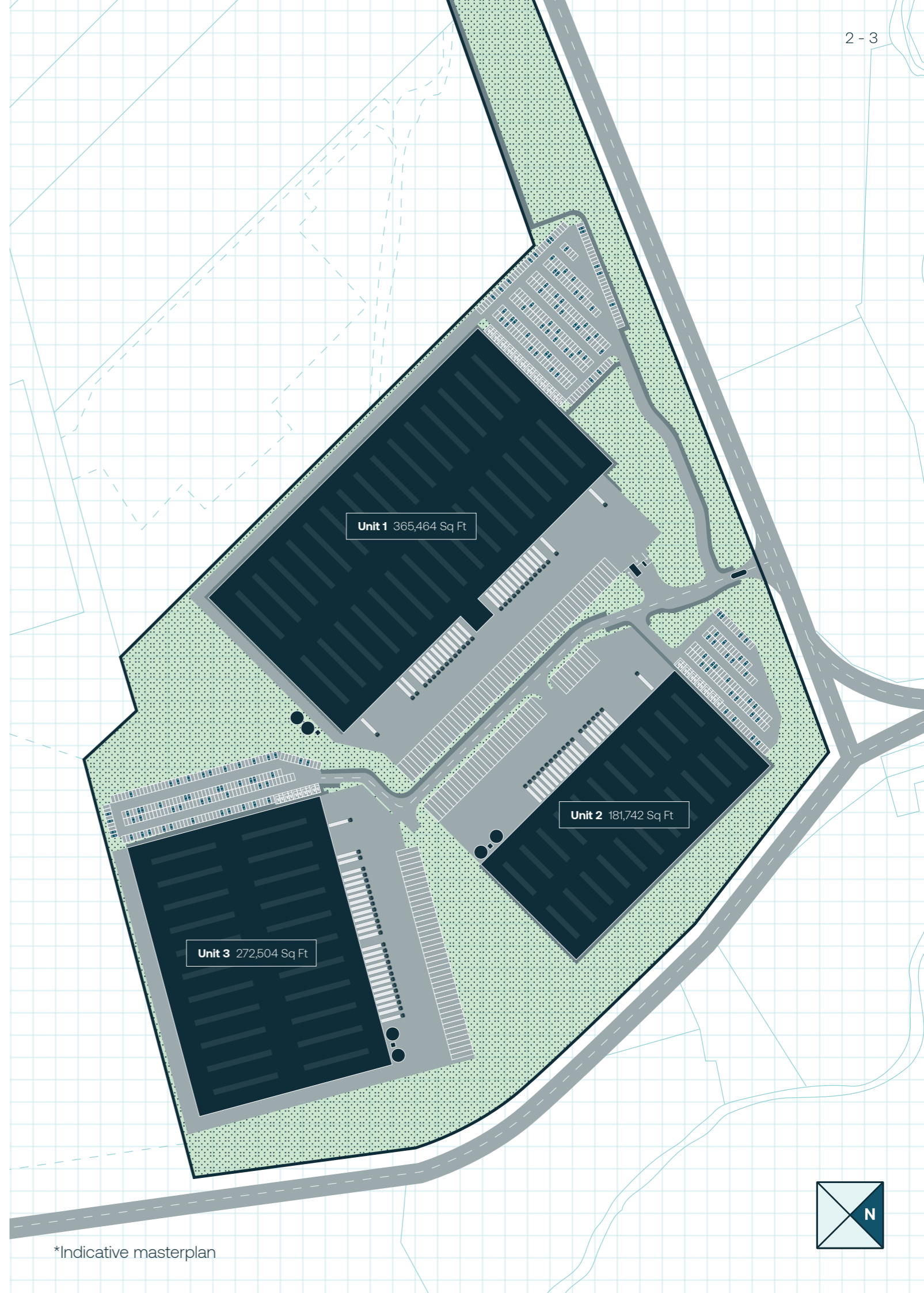
15% translucent roof lights



Enhanced transport connections from 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
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



Design & Build Solutions

The site can accommodate a single cross docked warehouse / distribution facility of up to 870,000 sq ft.



18m haunch height



55m yard depth on both sides



112 dock loading doors



8 ground loading doors



360 degree circulation



80 kn Per Sq m floor loading



180 trailer parking bays



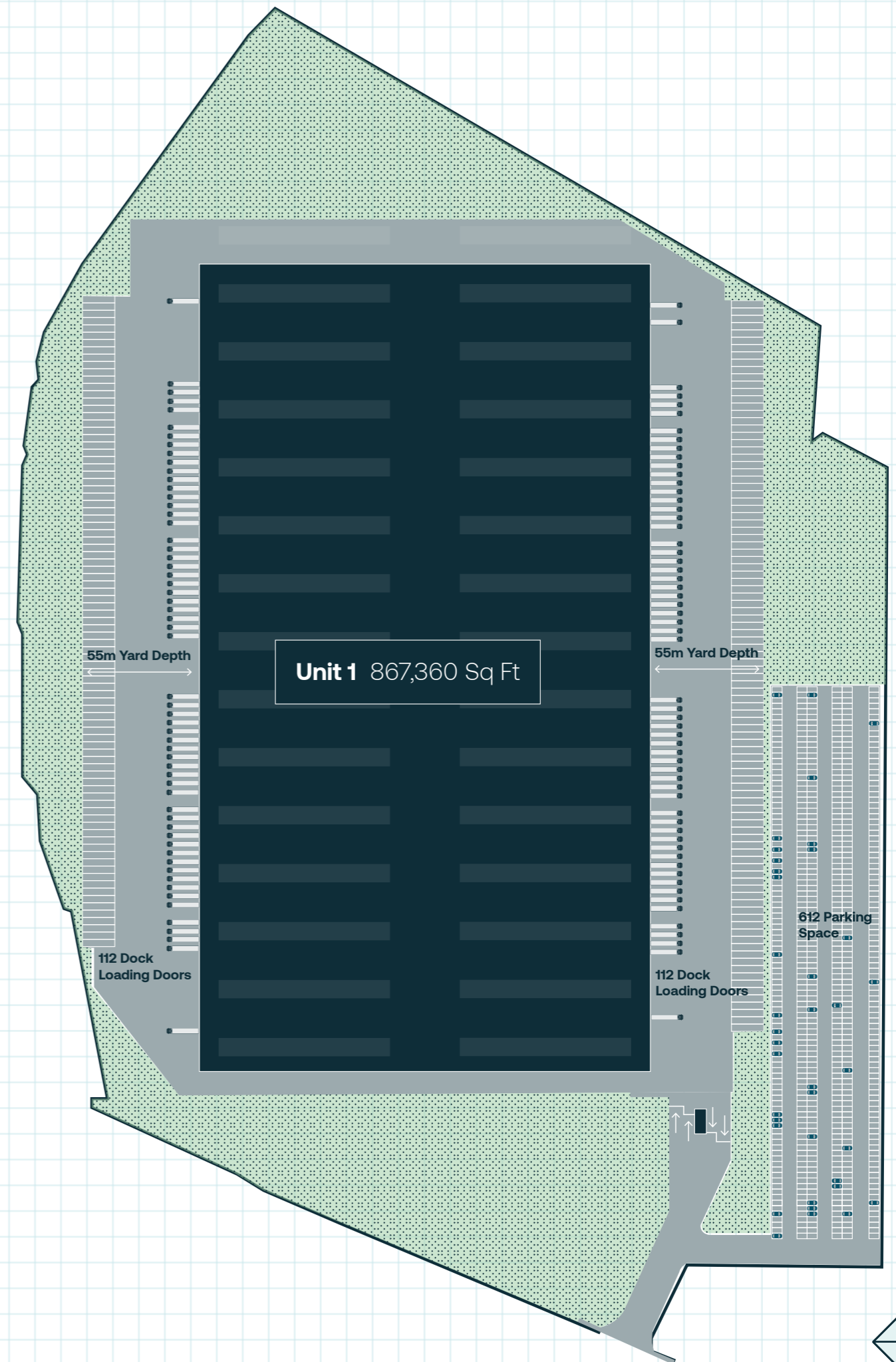
Security gate house

*Indicative specification

Accommodation	Sq m	Sq Ft
Warehouse	75,769	815,581
Offices	3,789	40,779
Northern Hub	465	5,000
Southern Hub	465	5,000
Gatehouse	93	1,000
Total	80,580	867,360



Indicative CGI



*Indicative plan

← A1(M) North & South

A168

A168

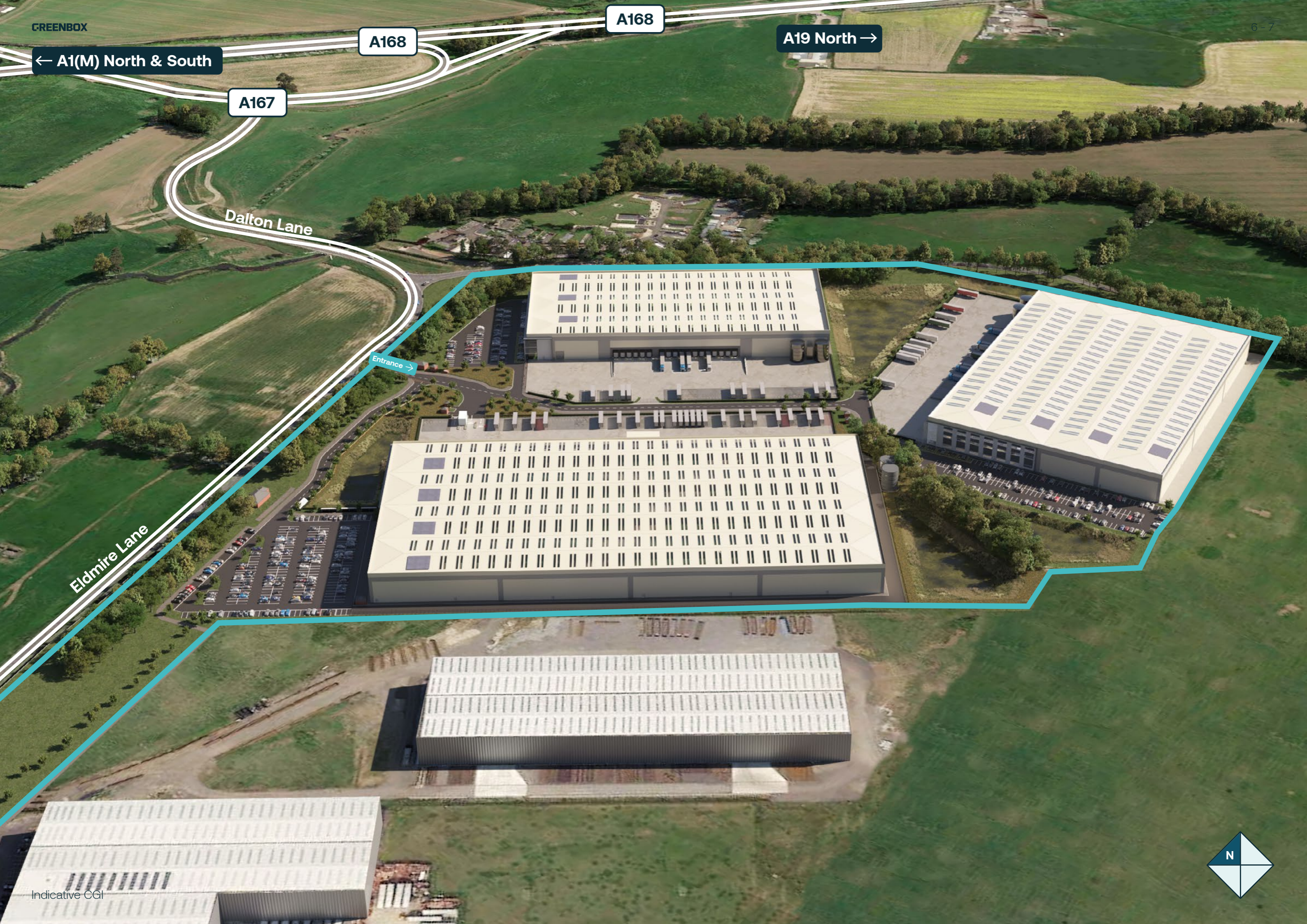
A19 North →

A167

Dalton Lane

Entrance →

Eldmire Lane



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

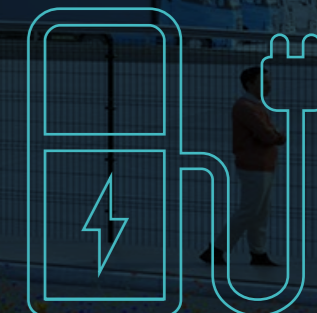


Air Source Heat Pumps



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.





Drivetime Population
 ■ 30 mins : 279,030
 ■ 45 mins : 1,862,878
 Source: drivetimemaps.co.uk

Linking Local & National Logistics

The location is a proven home for manufacturing and distribution with nearby occupiers including Cleveland Steel & Tubes (CTS), Inspired Pet Nutrition (IPN), National Tube Stockholders (NTS), Severfield PLC, GRIEFF, Cargill, Wetherby Group and l'Anson.

The A1(M) is located 4 miles away providing north/south access. The North East, Tyneside and Teesside are easily located via the adjacent A19. Nearby towns include Thirsk (5 miles), Ripon (8 miles), Harrogate (20 miles), York (24 miles) and Leeds (34 miles).



Middlesbrough 37 mins / 31 miles	A168 4 mins / 1 miles	Port of Tees 38 min / 32 miles	Leeds Airport 41 mins / 31 miles
Leeds 47 mins / 35 miles	A1 (M) J49 6 mins / 4 miles	Hull Docks 1 hr 29 mins / 65 miles	Newcastle Airport 1 hr 19 mins / 76 miles
Hull 1 hr 24 mins / 62 miles	M1 39 mins / 36 miles	Immingham Docks 1 hr 36 mins / 94 miles	East Midlands Airport 1 hr 52 mins / 108 miles
Manchester 1 hr 33 mins / 83 miles	M62 38 mins / 37 miles	Liverpool 2 Docks 2 hrs 12 mins / 104 miles	Manchester Airport 1hr 37 mins / 89 miles

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

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