

GREENBOX

THIRSK

YO7 3HE

Prime industrial / warehouse units
181,742 - 365,464 Sq Ft
Design & build opportunities
AVAILABLE FROM Q2 2025



Indicative CGI

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

Design & Build Logistics Solutions

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



CAT A fitted office space



Mix of ground level & dock loading doors



Yard depths up to 55m



Haunch heights up to 15m



50Kn/m2 floor loading with FM2 floor slab



15% translucent roof lights



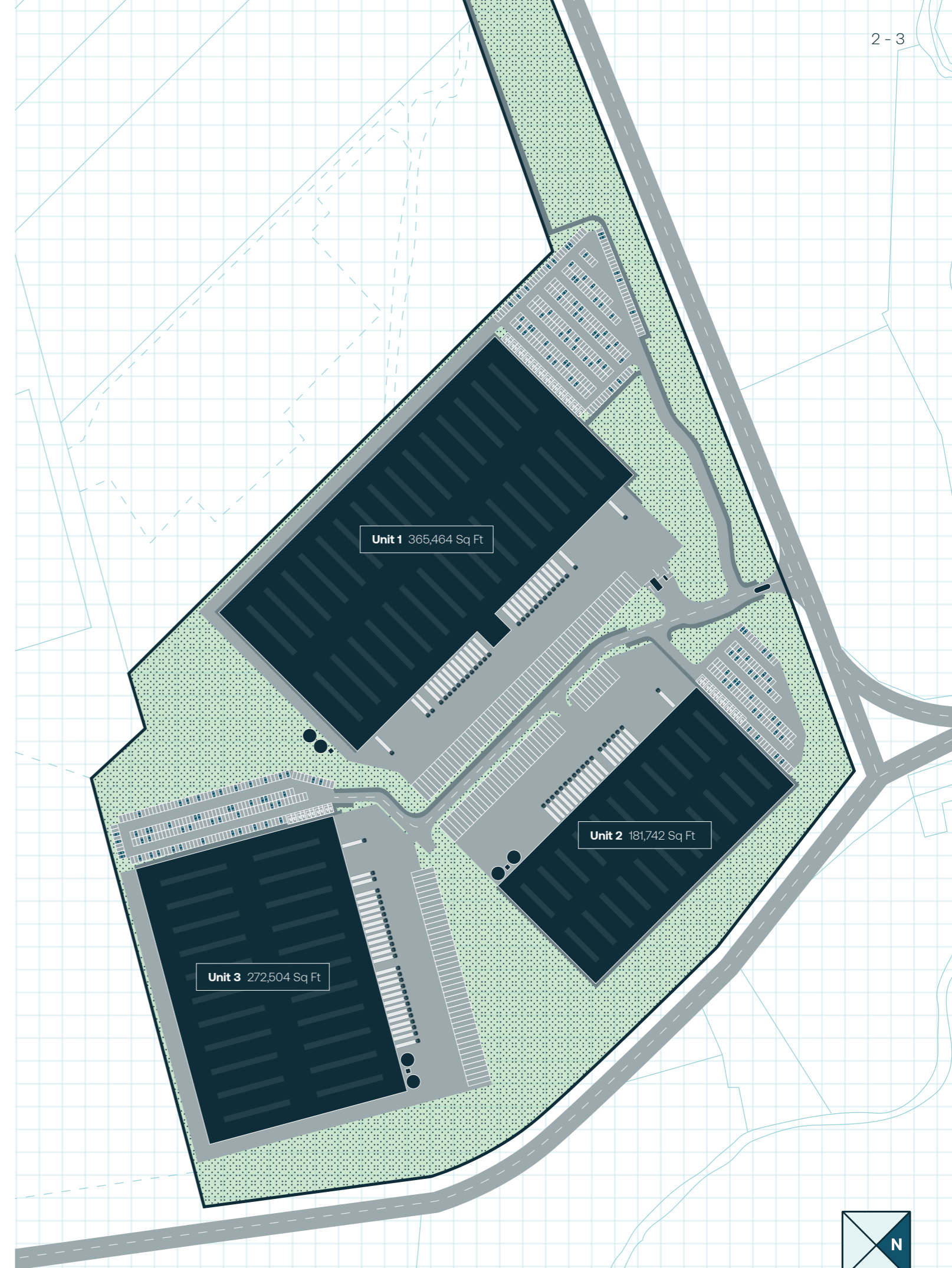
Enhanced transport connections from site



Approximately 5MVA secured to 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
Grand Total					819,710 Sq Ft
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

Speculative Build Unit 1

Unit 1 will be speculatively developed to a market leading standard. Benefitting from generous car and HGV parking, 32 dock level doors, 15m eaves and CAT A fitted office space.

Unit 1	Sq Ft
Warehouse	346,062
GF Office	1,500
FF & SF Office	13,902
Hub	4,000
Total	365,464



60 HGV
Parking Spaces



15m Yard
Depth




15m Haunch
Height



309 Car
Parking Spaces



4 Level
Access Doors

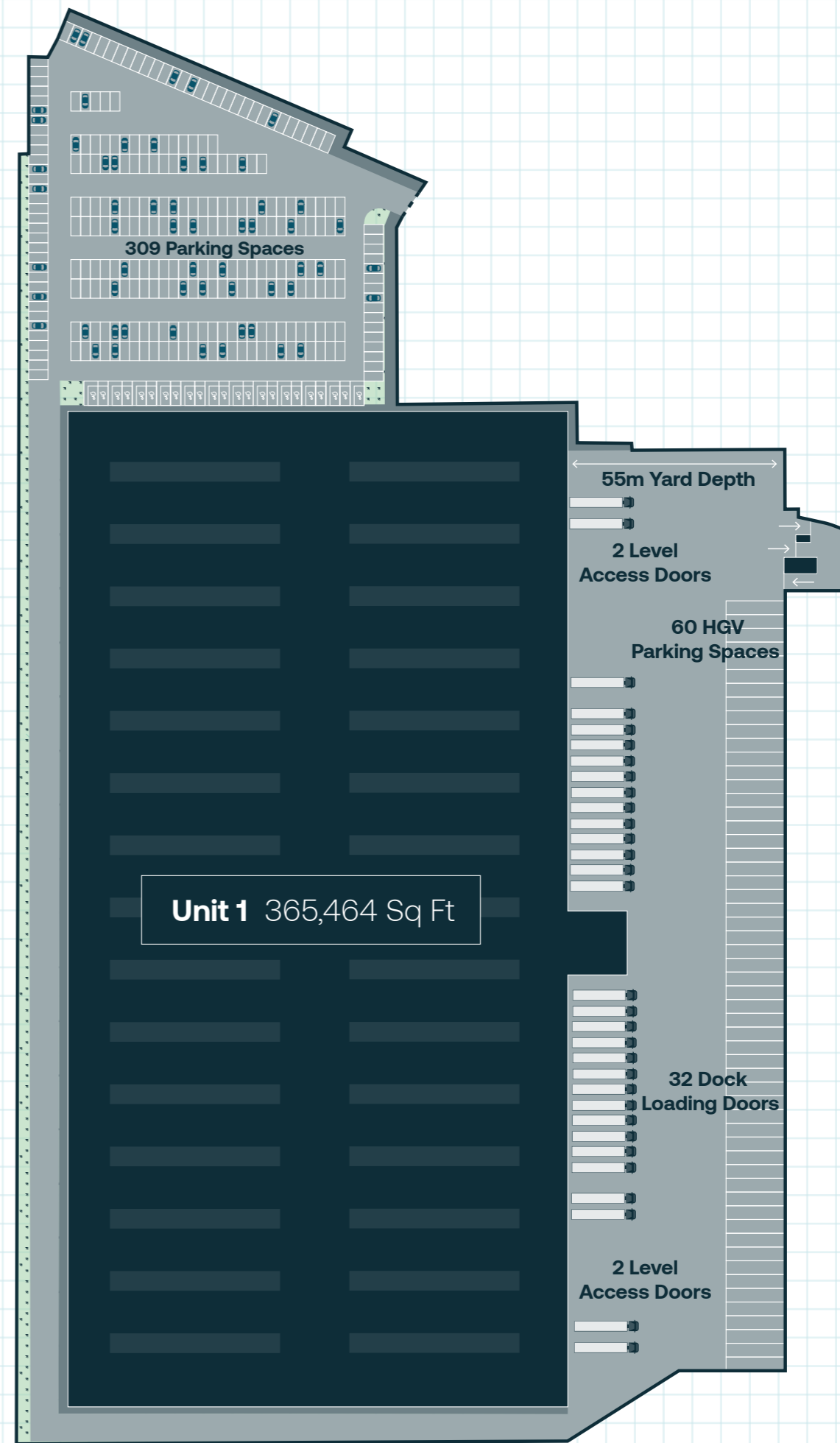


32 Dock
Loading Doors

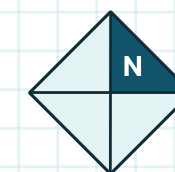
*Indicative specification



Indicative CGI



*Indicative plan



← A1(M) North & South

A168

A168

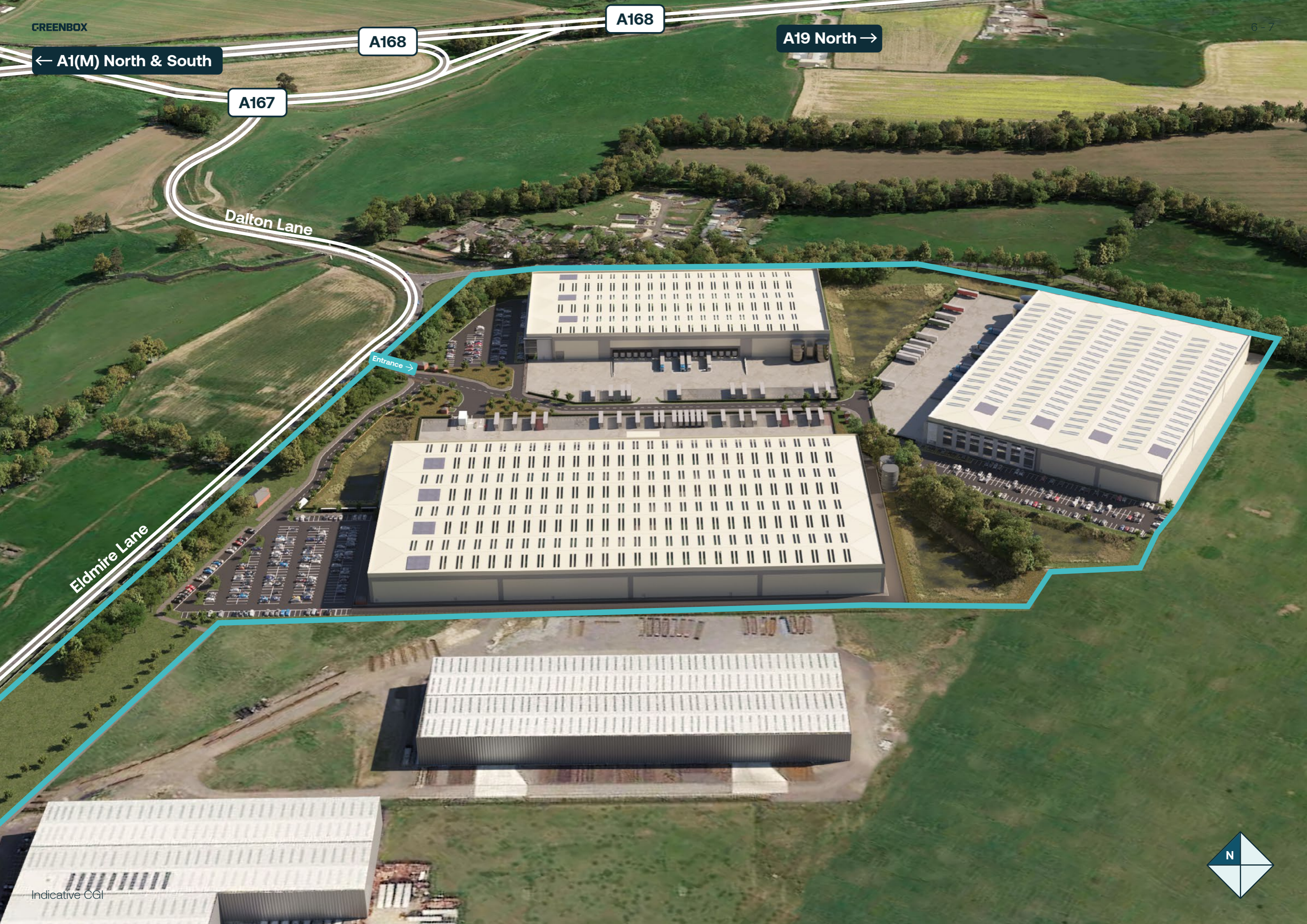
A19 North →

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

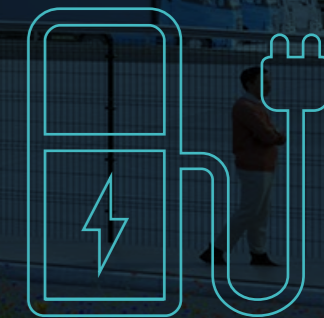


Air Source Heat Pumps



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

GREENBOX

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