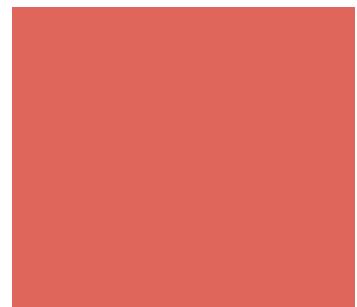




INVEST IN ● ● ● **DARLINGTON**

THE place for business investment & growth



**KEY SECTOR
Logistics**

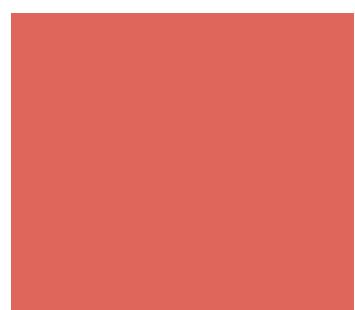
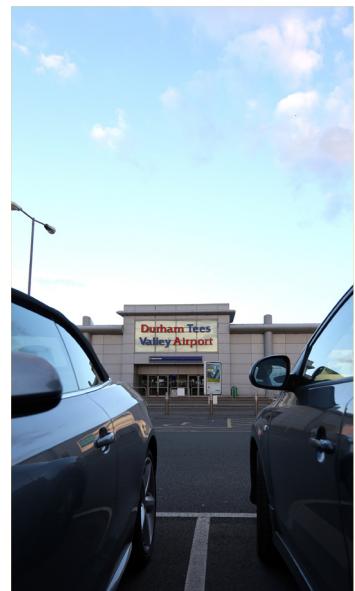


KEY SECTOR

Logistics

In logistics, location is everything. With a first class logistics transport infrastructure providing proximity to markets, and sites linking into the national transport network, **Darlington is an outstanding location for national and international distribution centres.**

Already the base for a number of national distribution centres of globally recognised businesses, including Argos Direct and Aldi, Darlington has all the ingredients to provide your logistics operation with the right sites in the right location.





Transport Infrastructure

Road: With a number of key logistics sites across the area, Darlington provides fast and direct north-south and east-west connections via the A1(M) and A66, as well as being served by an urban road network connecting it into the Tees Valley. This means that all parts of the UK can be reached within legal HGV drivers hours, ensuring that your 'customers' get what they want when they want it.

The A66 cross Pennine route, running south of the Town Centre, provides a dual carriageway link to Middlesbrough and Teesport to the east, as well as the A19 north/south trunk road. This combination of stand-out road transport infrastructure provides direct access to markets or into intermodal transport chains.

Ports: Darlington is well served with access to seaports:-

Teesport is one of the most significant sea ports in the UK and lies 16 miles to the east of Darlington. A deepwater facility with lock free access to the North Sea, it is the UK's third largest port (and top exporting port) with its freight, container and logistics links supplying products and access across the North. Handling over 40 million tonnes of cargo in 2014, Teesport is the only container port in the North UK that has direct access to an intermodal facility within its operations. Recent and planned investment into the port will continue to reduce overall operating costs and significantly improve supply chain efficiencies for its customers.



The Port of Tyne is 37 miles to the north of Darlington and operates scheduled feeder services operated by Unifeeder, BG Freight Line and Seago Line, connecting the Port of Tyne in South Shields to Felixstowe, Grangemouth, Rotterdam, Helsingborg, Bremerhaven and St Petersburg.

Air: Durham Tees Valley Airport (DTVA) is the Tees Valley's only airport and lies 6 miles from the centre of Darlington within close proximity to key logistics sites. As an integral part of the logistics supply chain, DTVA provide cargo import and export services all over the globe. Newcastle International Airport and Leeds Bradford International Airport are both within 60 miles of Darlington and provide further air freight capacity.

Rail Freight: Locating in Darlington will give your business good rail freight connectivity with Teesport, Scotland and with destinations to the south. The East Coast Main Line has the ability to take international standard containers, with trains hauled by electric locomotives thus reducing your business' carbon footprint.

Labour Pool

With a working age population of 65,600, and a further 1.6 million within an hour's drive time, businesses choosing to locate in Darlington benefit from access to a large pool of labour making it the ideal location for recruiting staff for logistics operations. As well as the availability of staff for management, skilled trade and warehousing operations, Darlington also benefits from a strong sales and customer service workforce, meaning the area is ideally placed for logistics operations combined with customer services support.

Wage Costs: Darlington is a cost effective location with wage rates more competitive than the national average and the North East and Tees Valley as a whole.

Education & Skills: With over 90% of the working age population holding a qualification, and more than a quarter educated to degree level, businesses can attract well qualified staff. The local provision for further and higher education ensures that businesses can access a diverse range of skills as well as training support and the recruitment of apprentices in logistics and distribution disciplines.



Darlington's outstanding transport connectivity gives your business easy access to the rest of the UK and beyond





Outstanding Sites & Premises

Darlington has a diverse range of sites and premises, with industrial rents lower than the national average, ideal for logistics and distribution operations, including sites capable of providing large scale warehouses with high bays, clear spans and dock loading and access to the A1(M) and A66, including:-



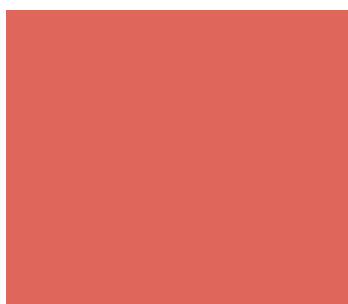
North Western Growth Zone (NWGZ) – Five minutes from the A1(M) and comprising 635 acres of prime employment land to the west of Darlington, the NWGZ takes in the employment sites of Faverdale Industrial Estate, Faverdale East Business Park, Faverdale 58 and Faverdale Reserve. Providing fast and direct access to the strategic road network the NWGZ is the preferred base for a number of national distribution centres of globally recognised businesses, such as Argos Direct and Aldi, as well as being a key manufacturing hub in Darlington.

Faverdale East Business Park – is a high quality development featuring industrial and distribution space adjacent to the Argos Direct regional distribution and Aldi distribution centre. Comprising 190,000sq ft the business park is close to Junction 58 of the A1(M) as well as being in close proximity to all local amenities.

Faverdale 58 – set within this established warehousing and distribution location Faverdale 58 is a 60 acre site offering design and build opportunities for major distribution and warehousing for up to 1.1m sq ft. With the potential to provide a rail freight connection linked to industrial, warehouse and/or container handling facilities the site is in close proximity to numerous ports, including Teesport. Junction 58 of the A1(M) is less than 1 mile away providing easy access to the strategic road network.

Faverdale Industrial Estate – representing one of the most important employment locations within Darlington, Faverdale Industrial Estate is one of the best established industrial estates within the town. Comprising a mix of uses and ages, Faverdale Industrial Estate has the capability to provide opportunities right across the size range for the industrial/logistics sector.

Faverdale Reserve - is a 437 acre strategically located greenfield site immediately adjacent to Junction 58 of the A1M. Located on the North Western Outskirts of Darlington this prime logistics and distribution site is immediately adjacent to the prestigious Faverdale East Business Park.



Eastern Growth Zone (EGZ) – covers 583 acres of employment land and provides businesses with the perfect location for growth. Taking in the employment sites of Yarm Road Industrial Estate and Business Park, Morton Palms Business Park, Ingenium Park, Lingfield Point and Link 66, the EGZ offers a high quality commercial and industrial property solution for a wide range of potential occupiers wanting to benefit from excellent transport connectivity at a cost competitive business location.

Link 66 – is a 94.38 acre strategically located greenfield site that can provide for a variety of design and build industrial and warehousing units, including supporting a single footprint distribution/industrial building of up to 1.8 million sq ft, as well as catering for office buildings from 10,000 – 100,000 sq ft. Situated on the eastern edge of Darlington the site is in close proximity to Durham Tees Valley Airport and Teesport and benefits from direct access onto the Darlington Eastern Transport Corridor with direct access to the town centre and the A66. Individual buildings can be constructed to meet occupiers' specific requirements on a freehold or leasehold basis. The site is ideally placed to support the logistics and distribution sector.

Lingfield Point – is a 107 acre business park created on an historic industrial site previously home to Europe's largest wool manufacturing plant developed by Patons and Baldwins. Not only does Lingfield Point provide high specification office space with extensive car parking on tap, Lingfield Warehousing has built an enviable reputation as one of the North East's premier third party storage, handling and logistics support providers. Located on Darlington's new Eastern Transport Corridor, providing easy access to the road, rail, air and sea network at Teesport all go to make Lingfield Point one of the most accessible destinations in the country.



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