

LINK66

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WHERE CONNECTIVITY COUNTS

A DEVELOPMENT BY:



CITY LAND DEVELOPMENTS

LINK66

_Industrial/Distribution up to 1,800,000 sq.ft. in a single building

_Offices from 10,000 - 100,000 sq.ft.

_Hotel and Restaurant Opportunities

Link 66 comprises a 94.38 Acre (38.20 Hectare) Business Park located on the eastern side of Darlington. The development is accessed from the new Darlington Eastern Transport Corridor with direct links to both the Town Centre and to the A66.

Planning permission has been granted for a mixed use development incorporating offices, industrial/distribution units and ancillary roadside uses such as Hotels and Restaurants. Link 66 is capable of supporting a single footprint distribution/industrial building of up to 1.8 million square feet.



All mains services, including gas, three phase electricity, mains water, drainage and foul sewage will be provided from the main estate road and fibre optic cabling is also available for connection.

As a design principle all units will be constructed to achieve a BREEAM - Very Good Rating and an Energy Performance Certificate will be provided for all units upon completion. Further details including quoting terms are available from the joint agents.





Masterplan Indicative Layout



MASTERPLAN

- Hotel/Restaurant/Pub Opportunities
- Offices: 10,000 sq.ft. - 100,000 sq.ft.
- Industrial/Distribution: 75,000 sq.ft.
- Industrial/Distribution: 500,000 sq.ft.
- Industrial/Distribution: 450,000 sq.ft.
- Industrial/Distribution: 275,000 sq.ft.

LINK66

Rail

Darlington to London (2 hrs 15 mins)

Air

Durham Tees Valley Airport – Amsterdam (1 hour 10 mins)

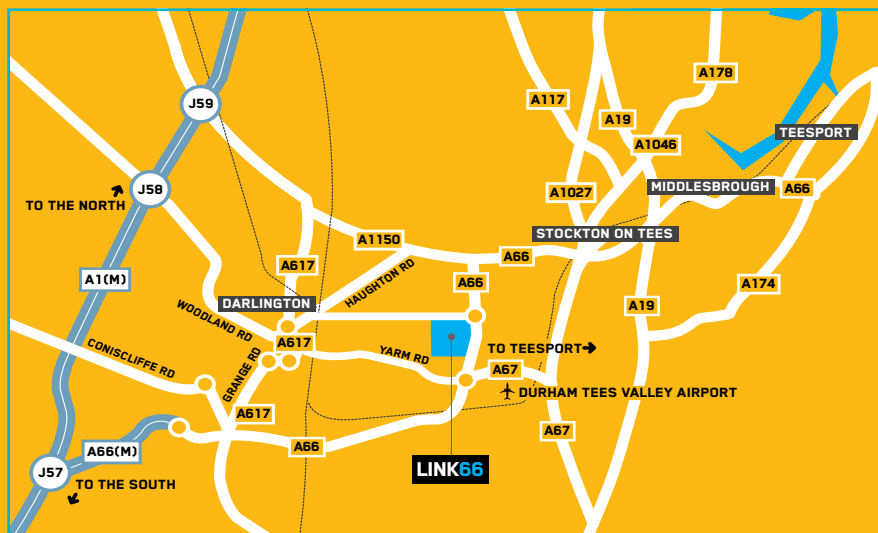
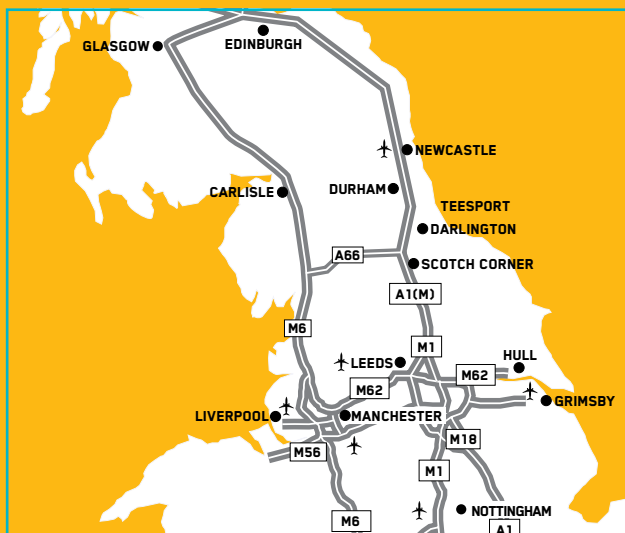
Ports

Teesport is the 2nd largest container port in the north of the UK and handles over 35 million tonnes each year. PD Ports has invested over £ 17 million in the last 12 months expanding the container handling facilities.

Roads

DESTINATION	MILES	AV. DRIVE TIME
NEWCASTLE	34.9	43 MINS
YORK	54.9	1 HR 6 MINS
LEEDS	63.6	1 HR 13 MINS
MANCHESTER	110.6	1 HR 56 MINS
NOTTINGHAM	133.1	2 HRS 15 MINS
EDINBURGH	157	2 HRS 56 MINS
GLASGOW	173	3 HRS 8 MINS
BIRMINGHAM	180.3	3 HRS 1 MIN
LONDON	256	4 HRS 37 MINS

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CARTER JONAS

0113 242 5155
carterjonas.co.uk

**Sanderson
Weatherall**

01642 426 900
sandersonweatherall.com

Gent Visick
The Industrial Partnership

0113 245 6000
www.gentvisick.com

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