

Prime industrial / warehouse premises
50,000 – 870,000 sq ft
Design & Build Opportunities

Eldmire Lane, Thirsk, YO7 3HE, Junction 49 A1(M) Motorway



A Development By

GREENBOX

greenbox-thirsk.co.uk



Greenbox Thirsk

Prime industrial / warehouse premises available on a **design & build** basis.
Bespoke units created to meet your **precise operational requirements**
with **outstanding build quality** and **sustainability standards**.

Masterplan A

GB 350*

Warehouse	Offices	Hub	Total
346,062 Sq Ft	15,402 Sq Ft	4,000 Sq Ft	365,464 Sq Ft

-  XXm Eaves height
-  2 Level access doors
-  xxm Yard depth
-  32 Dock level doors
-  309 Car parking spaces

GB 181*

Warehouse	Offices	Total
174,696 Sq Ft	7,046 Sq Ft	181,742 Sq Ft

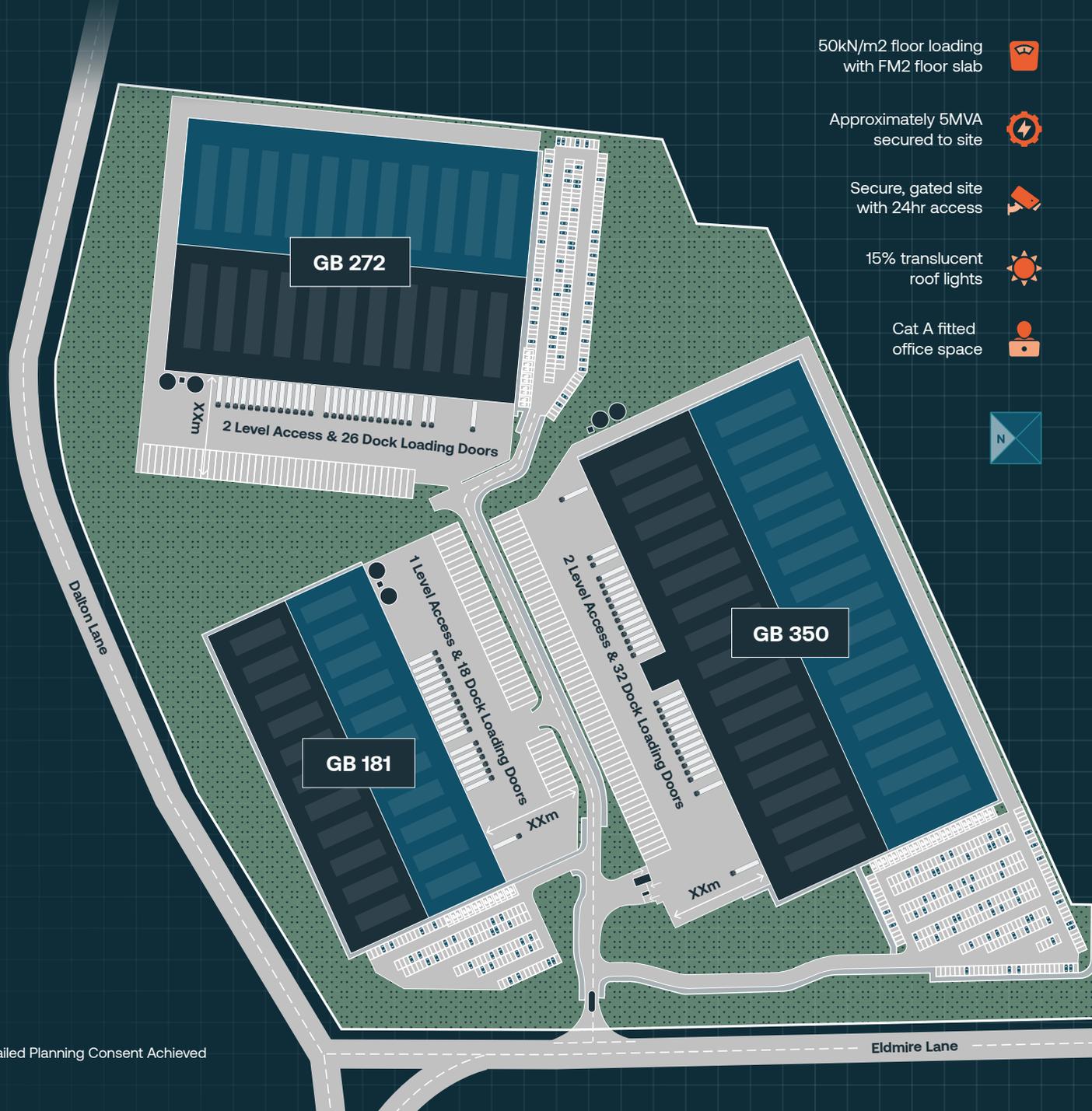
-  XXm Eaves height
-  2 Level access doors
-  xxm Yard depth
-  32 Dock level doors
-  138 Car parking spaces

GB 272

Warehouse	Offices	Total
261,966 Sq Ft	10,538 Sq Ft	272,504 Sq Ft

-  XXm Eaves height
-  1 Level access doors
-  xxm Yard depth
-  18 Dock level doors
-  138 Car parking spaces

* Detailed Planning Consent Achieved



50kN/m2 floor loading with FM2 floor slab 

Approximately 5MVA secured to site 

Secure, gated site with 24hr access 

15% translucent roof lights 

Cat A fitted office space 



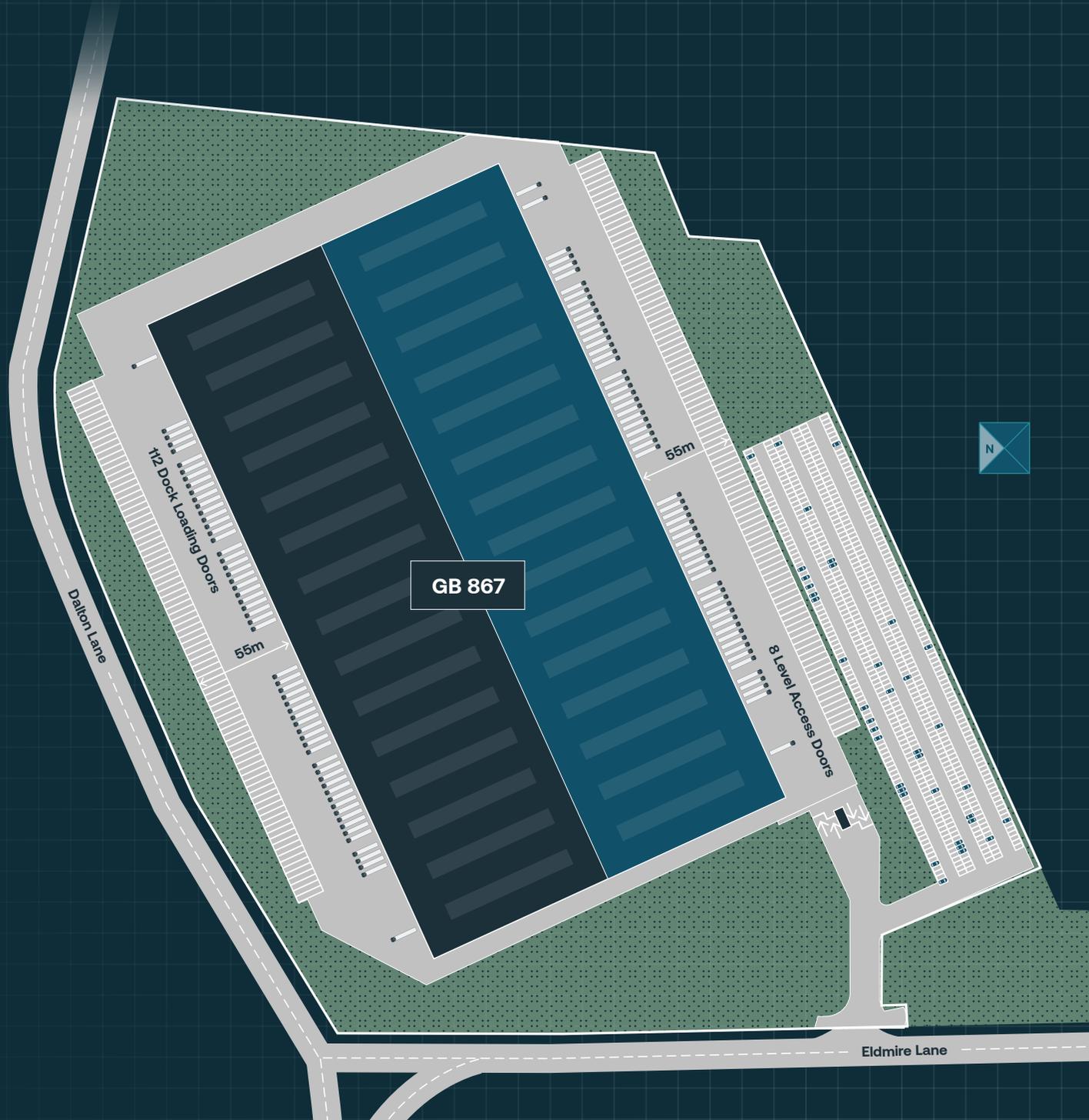
Eldmir Lane

Masterplan B

GB 867*

Warehouse	815,581 Sq Ft
GF Office	40,779 Sq Ft
Northern & Southern Hub	10,000 Sq Ft
Gatehouse	1,000 Sq Ft
Total	867,360 Sq Ft

-  18m Eaves height
-  8 Level access doors
-  112 Dock level doors
-  612 Car parking spaces
-  Secure, gated site with 24hr access
-  50kN/m2 floor loading with FM2 floor slab
-  15% translucent roof lights
-  Approximately 5MVA secured to site
-  Two 55m yards
-  Cat A fitted office space



* Subject to Planning

Designed for the way you work

At the heart of everything we do at Greenbox is a strong commitment to responsible ESG policies and exceptional sustainability practices.

Our build-to-suit units are designed to meet the specific needs of our occupiers while achieving the highest environmental standards, creating a lasting positive impact on a local, national and global scale.

Sustainably Tailored, Responsibly Built

Greenbox Thirsk delivers build-to-suit units that balance sustainability and performance. Each is tailored to your needs and certified Net Zero Carbon in construction, helping reduce Scope 3 emissions while reinforcing your commitment to people and planet.



**BREEAM
Excellent**



**EPC
A**



**Photovoltaic
Ready Roofs***



**Extensive
Planting**

*1,250 Sq M PV provided to tenants across the estate.



Massive Carbon Savings Achieved

11,778 tonnes of CO₂e emissions avoided compared to traditional construction.

10,727 tonnes of CO₂e offset through verified carbon credits supporting renewable energy and reforestation projects.



Built with Smarter, Lower-Impact Materials

We've slashed embodied carbon by focusing on smarter material choices:

Up to 99% recycled steel in the structural frame.

Concrete mixes incorporating up to 67% low-carbon cement replacements.



Greener Construction in Action

All earthworks were balanced to avoid unnecessary material exports or imports.

Over 279 tonnes of construction waste recycled, that's a 100% landfill diversion rate.



Join an **Established Hub** of **Industry Leaders**



Competitive
rental and land costs compared to larger urban hubs, while still offering excellent connectivity.



34,000
People within the region are employed in the manufacturing sector, which is 5% higher than the UK average.



11,000
People are locally employed in the transport and storage sector.



82%
Of the local population in the area are economically active, which is 3% higher than the UK average.



1,862,878
People within a 45-minute drive, supporting strong labour availability and regional connectivity.

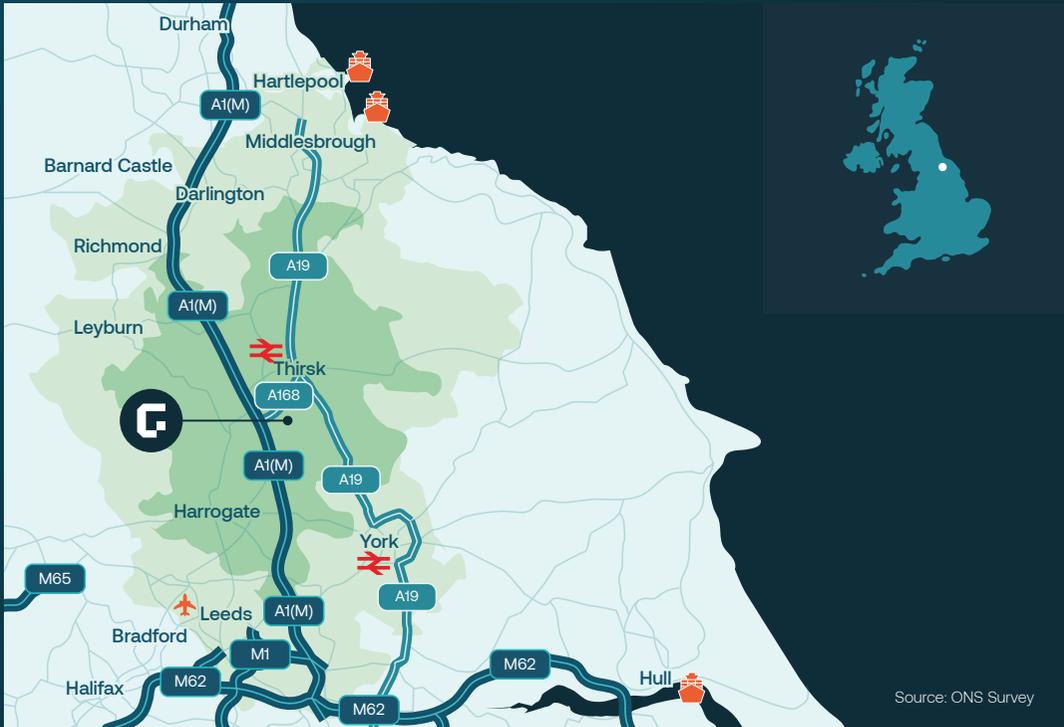


Linking Local & National Logistics

Global Greenbox Thirsk is strategically positioned within a well-established manufacturing and distribution corridor. Close to the A1(M) and A19, the site offers excellent north-south connectivity and easy access to key northern ports including Teesport, Hartlepool, and Hull.

Local Just 4 miles from the A1(M), Greenbox Thirsk supports efficient last-mile deliveries across North Yorkshire and the North East. Nearby towns include Thirsk, Ripon, and Northallerton, with York and Harrogate under 30 minutes' drive. The area is home to industry leaders including CTS, IPN, NTS, Severfield PLC, Cargill, Wetherby Group, and l'Anson.

Drivetime Population ■ 30 mins 651,481 ■ 45 mins 1,386,875



Source: ONS Survey



	Minutes	Miles
Middlesbrough	37	31
Leeds	47	35
Hull	1 Hr 24	62
Manchester	1 Hr 33	83



	Minutes	Miles
A168	4	1
A1(M) J49	6	4
M1	39	36
M62	38	37



	Minutes	Miles
Tees Port	38	32
Hull Docks	1 Hr 29	65
Immingham Docks	1 Hr 36	94
Liverpool Docks	2 Hrs 12	104



	Minutes	Miles
Leeds	41	31
Newcastle	1 Hr 19	76
East Midlands	1 Hr 52	108
Manchester	1 Hr 37	89



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.

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.



Built Differently to **Build Differently**

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