

↑ CONNECT 152 ↓

AT INTEGRA 61
DURHAM

TO LET
INDUSTRIAL/WAREHOUSE UNIT
151,678 SQ FT
AVAILABLE NOW

J61 A1(M) - SAT NAV: DH6 5FQ

↑
CONNECT 152
↓

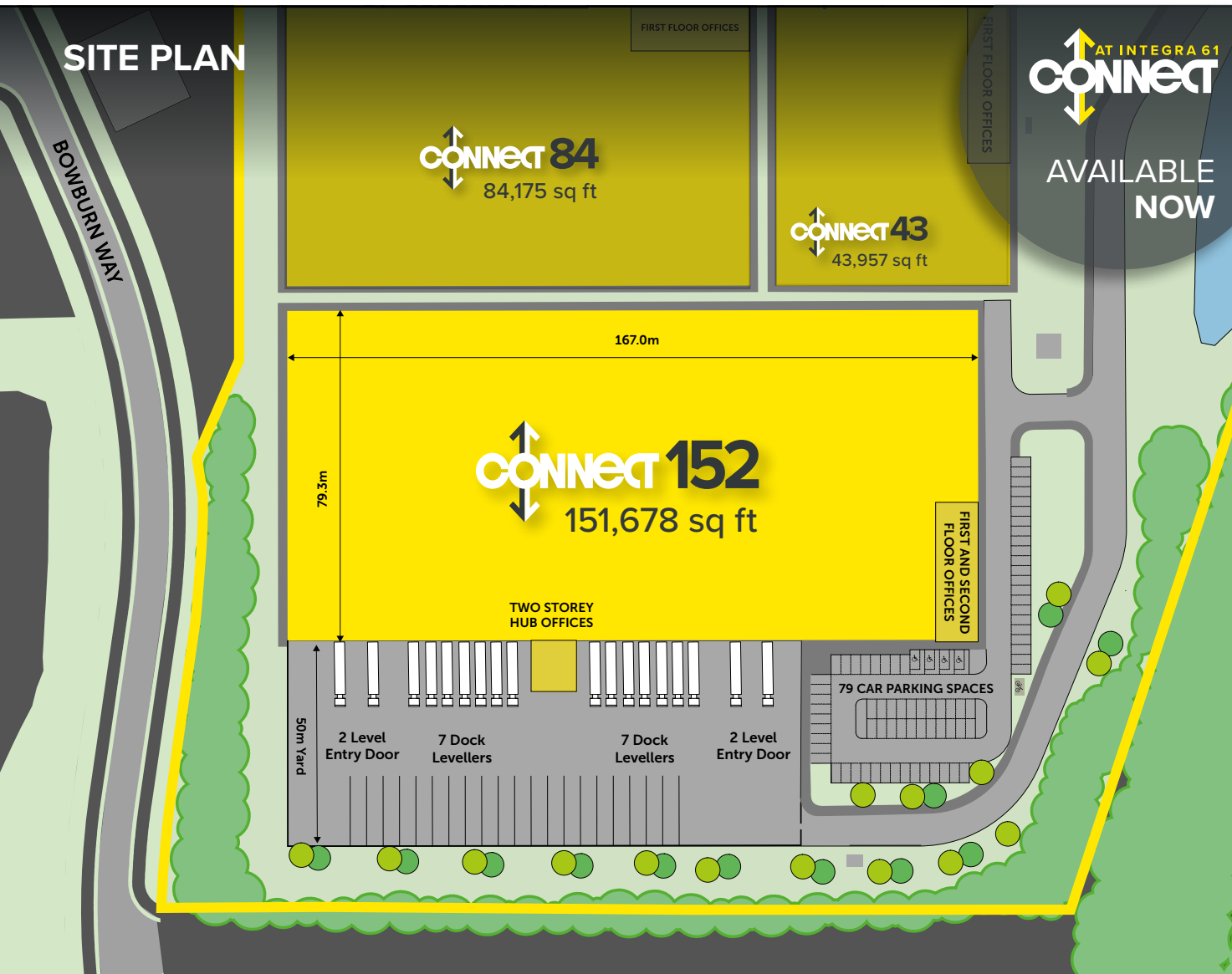
CONNECT 152 151,678 SQ FT

A JOINT DEVELOPMENT BY



> www.connectintegra61.co.uk

SITE PLAN



ACCOMMODATION & SPECIFICATION

BREEAM[®]

EPC Rating of 'A' and BREEAM 'Excellent'.

A 0-25

CONNECT 152

	sq ft	sq m
Warehouse	142,572	13,245
Offices	6,584	612
Hub offices	2,522	234
TOTAL GIA	151,678	14,091

SPECIFICATION

- 15m eaves height
- 79 car parking spaces
- 14 dock doors
- 4 EV parking spaces
- 4 level access doors
- 20 HGV parking spaces
- 50m yard depth
- 600kva power supply
- Floor loading 50Kn/m²
- 10% roof lights





AT INTEGRA 61 CONNECT

COMPETITIVE & AVAILABLE LABOUR

With nearly double the level of industrial workers in County Durham compared to the UK average¹, Integra 61 can call upon labour suited to all levels of the supply chain.

Reflecting the high level of worker availability in the area, pay rates in County Durham are extremely competitive, typically 11% less than the national average¹.

There is direct access to a large consumer base within the region, Integra 61 is in prime position for manufacturers, e-commerce retailers, logistics and last mile delivery services.

LARGE & AVAILABLE WORKFORCE



LARGE WORKING AGE POPULATION

COMPETITIVE AVERAGE HOURLY PAY¹



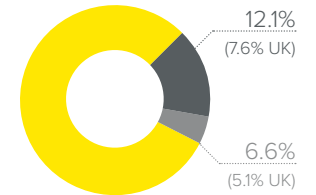
22,000 WANTS A JOB IN COUNTY DURHAM¹

IDEAL FOR LOGISTICS & MANUFACTURING

A MANUFACTURING HOTSPOT

EMPLOYEE JOBS BY INDUSTRY IN COUNTY DURHAM¹

- Manufacturing
- Transportation & Storage
- Other



£13B

VALUE OF GOODS EXPORTED FROM THE NORTH EAST REGION⁴

PERFECTLY PLACED FOR LOGISTICS



2.58M

WITHIN 30 MILES DISTANCE²

POTENTIAL CUSTOMER BASE



1.32M

WITHIN 30 MILES DISTANCE³

CONSUMER & BUSINESS ADDRESSES

Sources: ¹ Nomis 2023. Gross hourly pay by place of work. ² ONS 2021 ³ Royal Mail 2023 ⁴ NELEP 2018



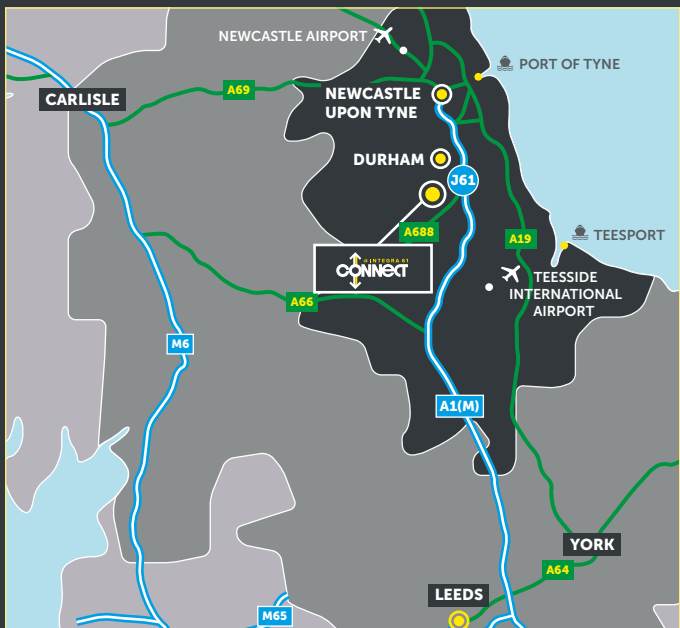
LOCATION & DRIVE TIMES

Integra 61 is the premier industrial and logistics hub in the North East, situated immediately adjacent to **junction 61 of the A1(M).**

Connect at Integra 61 is a new 5 unit industrial/warehouse opportunity consisting of units from **42,957 to 298,621 sq ft.**

Connect 152 is a grade-A unit, built to an institutional specification totalling **151,678 sq ft.**

Strong sustainability credentials with **EPC Rating of 'A'** and **BREEAM 'Excellent'.**



CITIES	MILES	HGV TIME
Durham	4.4	8mins
Newcastle	22	30mins
Leeds	82.9	1hr 28mins
Manchester	118.3	2hrs 07mins
Edinburgh	146.1	2hrs 27mins
Birmingham	182	3hrs 15mins
London	240	4hrs 20mins
PORTS		
Port of Tyne	24	38mins
Teesport	23	32mins
AIRPORTS		
Newcastle International	27	40mins
Teeside International	21	31mins

FURTHER INFORMATION

A JOINT DEVELOPMENT BY



Should you require further information contact:

AVISON YOUNG

ROBERT RAE
07860 398 744
robert.rae@avisonyoung.com

DANNY CRAMMAN
07796 993 750
danny.cramman@avisonyoung.com

CBRE

DAVE CATO
07983 388 939
dave.cato@cbre.com

Naylor's Gavin Black

Commercial Property People

KEITH STEWART
07796 302147
keith@naylorsgavinblack.co.uk

DUNCAN CHRISTIE
07841 764765
duncan@naylorsgavinblack.co.uk

> www.connectintegra61.co.uk



Misrepresentation Act: Avison Young, CBRE and Naylor's hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young, CBRE and Naylor's is in this brochure is provided on the following conditions: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. Aug 24.