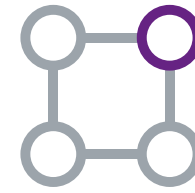


2 million sq ft available

Design & Build Opportunities up to 1,000,000 sq ft in a single unit



INTEGRA61 DURHAM

The North East's premier industrial and logistics hub

← NORTH: Newcastle upon Tyne

SOUTH: Leeds →

J61

A1(M)

A688

Durham Services

DC 1
750,000 sq ft

DC 2
180,000 sq ft

DC 3
410,000 sq ft

DC 4a
105,000 sq ft

DC 4b
40,000 sq ft

DC 4c
13,000 sq ft

DC 5
300,000 sq ft

DC 6
45,000 sq ft

Units shown are indicative only

INFRASTRUCTURE UNDERWAY

FOR SALE/TO LET

- 205 acre site
- Premier North East location
- Immediately adjacent to A1(M) J61
- Outline planning consent granted for B2, B8 and other ancillary uses



CITRUS
DURHAM

> www.integra61.co.uk

THE OPPORTUNITY

A unique opportunity exists for Integra 61 to provide the largest scale logistics and manufacturing development the North East has seen in a generation, where up to 2m sq ft can be delivered, bespoke to occupier requirements:

- Units up to 1m sq ft
- High bay warehousing with eaves height up to 20m
- Floor loading from 50kN/m²
- Cross dock opportunities
- Large yards and car parking
- Sprinkler system

THE BENEFITS

The site and area offers:

- Excellent road access, adjacent to A1(M) J61
- Close proximity to port services
- High quality managed and landscaped environment
- On site amenities including hotel, roadside development and residential
- Excellent labour pool
- Major local employers include Nissan (NMUK), Hitachi, Caterpillar, NSK, Co-op and Walkers

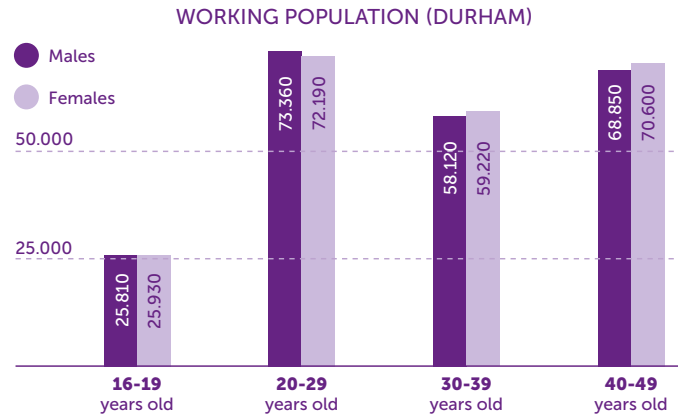
Building heights up to 20m



WORKFORCE DEMOGRAPHICS

Integra 61 is strategically positioned in an area where the population has steadily grown over the last fifteen years and is now estimated to have reached 513,200 (72% of whom are of working age) within County Durham.

6.7% of those aged between 16 and 64 are currently seeking employment.

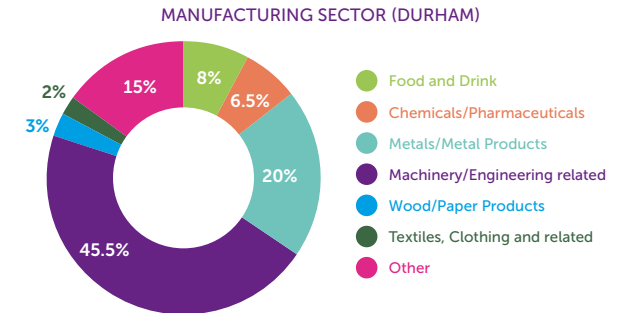


Source: Business Durham/Nomis

MANUFACTURING & LOGISTICS EMPLOYMENT SECTOR

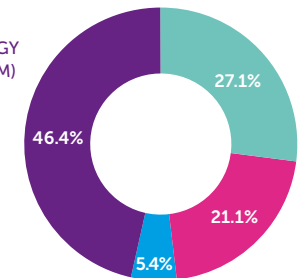
As a catchment with high levels of industrial activity, this labour pool comprises both experienced warehouse professionals and new entrants to the industry, therefore meeting business needs across all levels of a supply chain operation.

The gross weekly pay for full-time workers in County Durham is estimated as being at least 10% less than both the national average and elsewhere in the North East. Across a 200-person workforce, this will result in a significant saving of £0.5m per year in labour costs compared to elsewhere in the UK.



MANUFACTURING TECHNOLOGY EMPLOYMENT LEVELS (DURHAM)

- High Technology
- Medium High Technology
- Medium Low Technology
- Low Technology



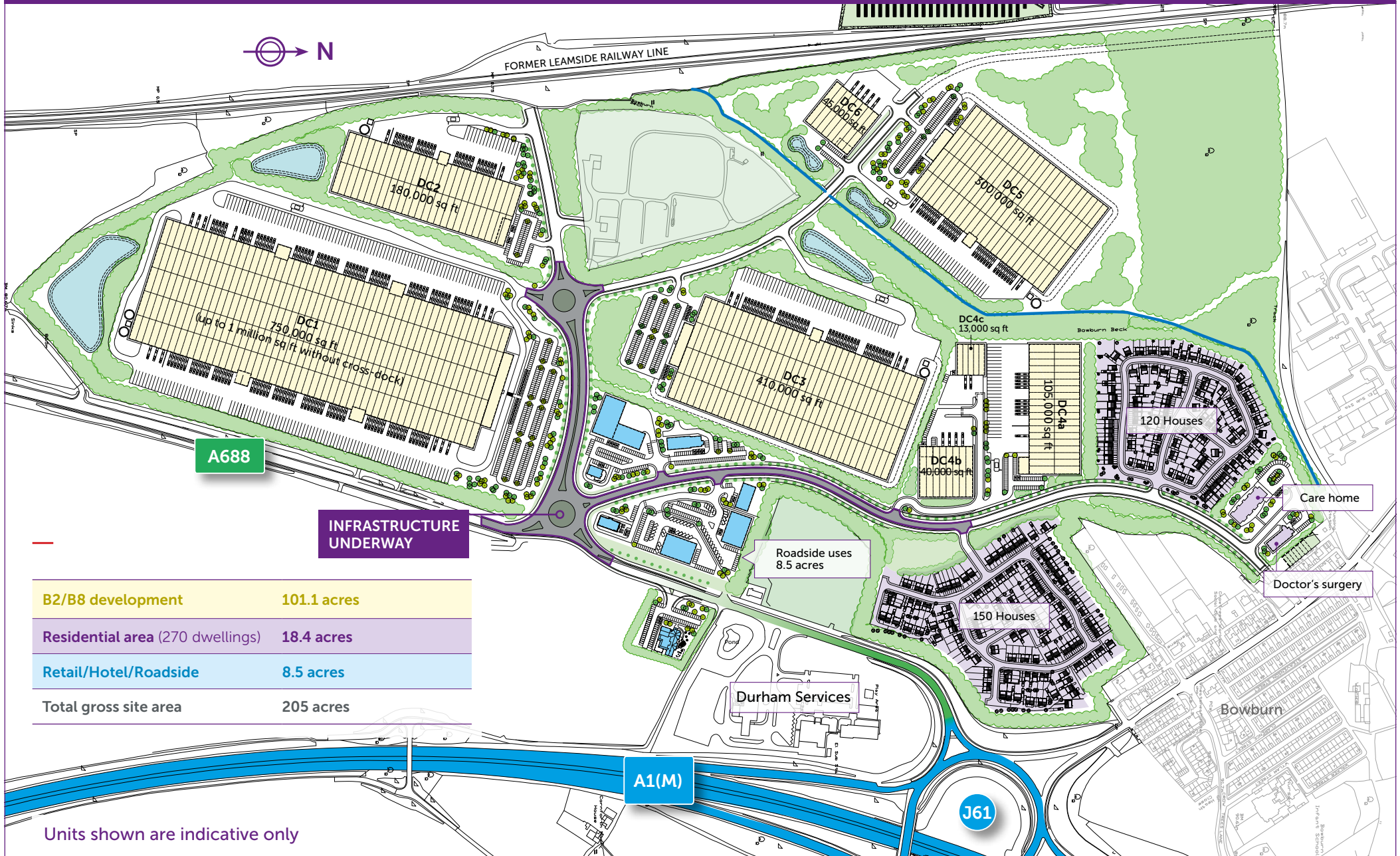
Source: Business Durham/Nomis

Combine that with the high level of investment currently being made by the UK government to improve the connectivity of the region, and it's easy to see that Integra 61 benefits from the best of both worlds. With easy access routes to the rest of the UK and abroad, a ready and willing labour pool, and the cost of operations being reduced across all areas, now is the time to locate to Integra 61.

MASTERPLAN - Design and Build Opportunities



The North East's premier industrial and logistics hub



B2/B8 development	101.1 acres
Residential area (270 dwellings)	18.4 acres
Retail/Hotel/Roadside	8.5 acres
Total gross site area	205 acres

Units shown are indicative only

INTEGRA61 DURHAM

The North East's premier industrial and logistics hub

LOCATION

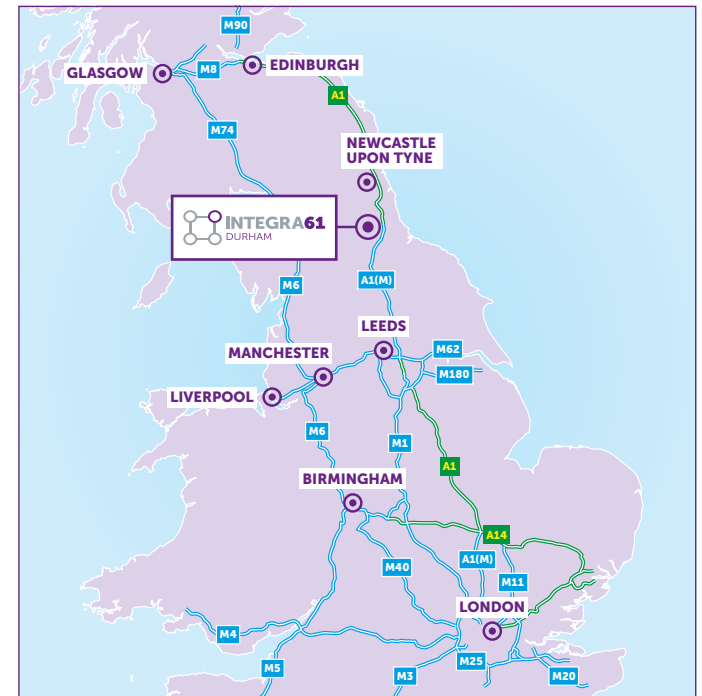
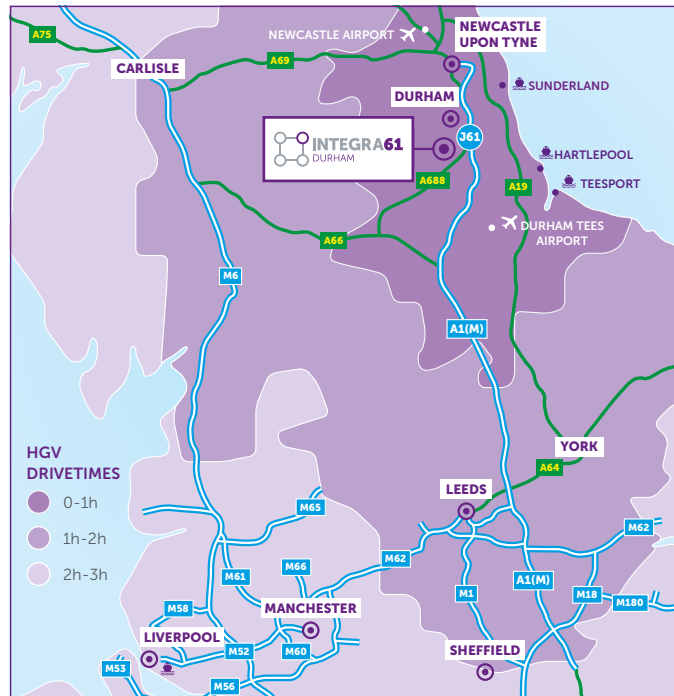
The site occupies a strategic position in the North East of England at J61 of the A1(M) within close proximity of the world renowned university city of Durham (4 miles), Newcastle (20 miles) and Sunderland (16 miles) with ports including Teesport, Port of Tyne, Hartlepool and Sunderland all within easy reach. Newcastle International Airport and Durham Tees Valley are both within a 30 mile radius of the site.



DRIVE TIMES

	MILES	HGV TIME
Durham	4.4	8mins
Newcastle	13.2	20mins
Leeds	82.9	1hr 28mins
Manchester	118.3	2hrs 07mins
Edinburgh	146.1	2hrs 27mins
Birmingham	182	3hrs 15mins
London	240	4hrs 20mins
Nissan (Sunderland)	11.5	17mins
Hitachi (Aycliffe)	13.2	20mins

HGV drive times to the nearest Motorway junction and assume a constant speed of 56mph



DEVELOPERS



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