

4 NEW INDUSTRIAL WAREHOUSE UNITS
43,000 - 151,960 SQ FT
AVAILABLE SUMMER 2023

CONNECT

AT INTEGRA 61
DURHAM

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

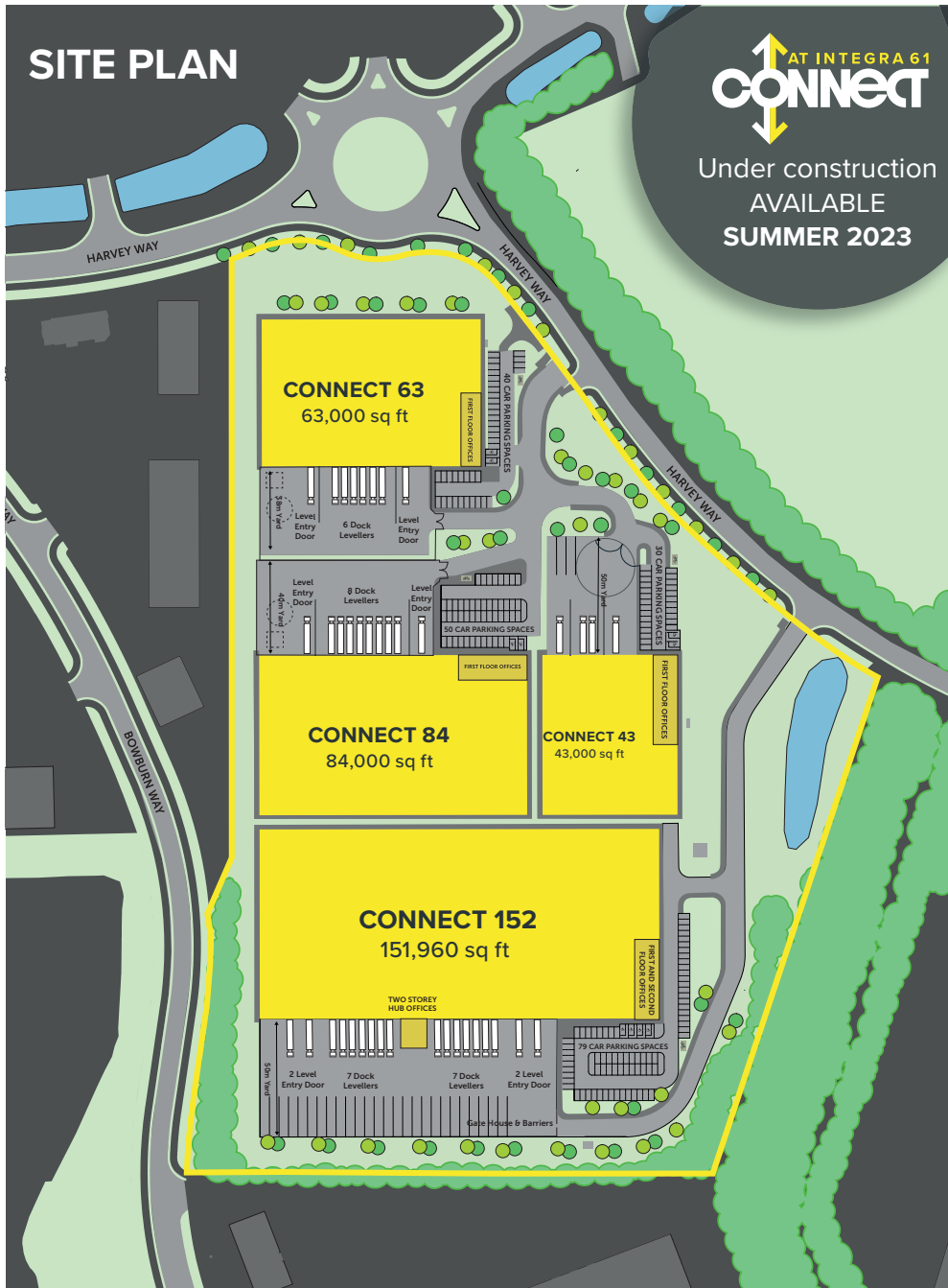


CONNECT 43	43,000 SQ FT
CONNECT 63	63,000 SQ FT
CONNECT 84	84,000 SQ FT
CONNECT 152	151,960 SQ FT

A JOINT DEVELOPMENT BY



> www.connectintegra61.co.uk



ACCOMMODATION & SPECIFICATION (SUBJECT TO MEASUREMENT)

BREEAM®

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

A 0-25

CONNECT 43

	sq ft	sq m
Warehouse	40,000	3,716
Offices	3,000	279
TOTAL GIA	43,000	3,995

SPECIFICATION

- 11m eaves height
- 2 dock level doors
- 2 level access doors
- 40m yard depth
- 30 car parking spaces
- Floor loading 50Kn/m2

CONNECT 84

	sq ft	sq m
Warehouse	80,000	7,432
Offices	4,000	372
TOTAL GIA	84,000	7,804

SPECIFICATION

- 12m eaves height
- 8 dock level docks
- 2 level access doors
- 40m yard depth
- 50 car parking spaces
- Floor loading 50Kn/m2

CONNECT 63

	sq ft	sq m
Warehouse	60,000	5,574
Offices	3,000	279
TOTAL GIA	63,000	5,853

SPECIFICATION

- 12m eaves height
- 6 dock level doors
- 2 level access doors
- 38m yard depth
- 40 car parking spaces
- Floor loading 50Kn/m2

CONNECT 152

	sq ft	sq m
Warehouse	142,460	13,235
Offices	7,000	650
Hub offices	2,500	232
TOTAL GIA	151,960	14,117

SPECIFICATION

- 15m eaves height
- 14 dock level doors
- 4 level access doors
- 50m yard depth
- 79 car parking spaces
- Floor loading 50Kn/m2



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.

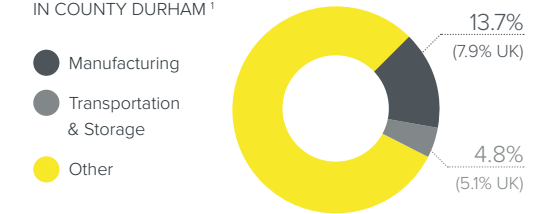
Reflecting the high level of worker availability in the area, pay rates in County Durham are extremely competitive, typically 11% less than the national average¹.

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.

POSITIONED FOR LOGISTICS & MANUFACTURING

A MANUFACTURING HOTSPOT

EMPLOYEE JOBS BY INDUSTRY IN COUNTY DURHAM¹



LARGE & AVAILABLE WORKFORCE



PERFECTLY PLACED FOR LOGISTICS



COMPETITIVE AVERAGE HOURLY PAY¹



Sources: ¹ Nomis 2021 ² ONS 2017 ³ Royal Mail 2022

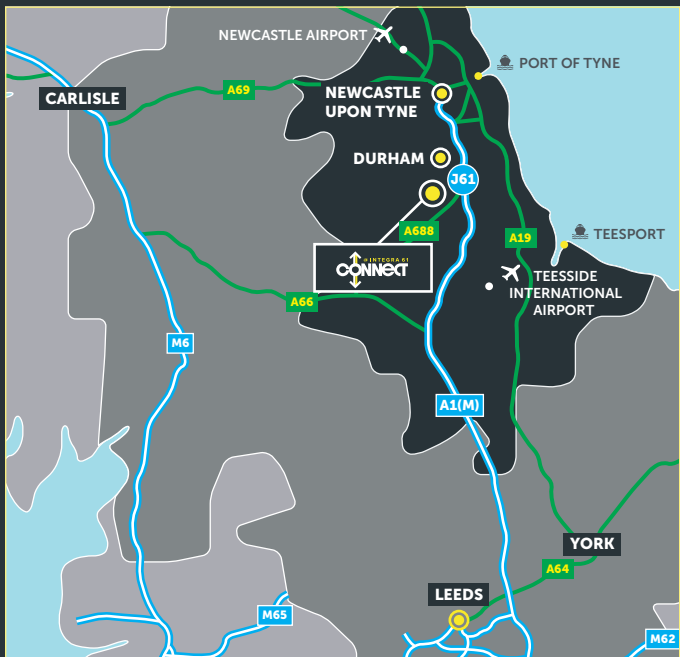
LOCATION & DRIVE TIMES

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

The development will comprise of four units, built to an institutional

specification totalling 341,960 sq ft. Individual unit sizes ranging from 43,000 sq ft to 151,960 sq ft.

Strong sustainability credentials including a target EPC Rating of 'A' and BREEAM 'Excellent'.



CITIES	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
PORTS		
Port of Tyne	24	38mins
Teessport	23	32mins
AIRPORTS		
Newcastle International	27	40mins
Teesside International	21	31mins

FURTHER INFORMATION

A JOINT DEVELOPMENT BY



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