

CONNECT 298

AT INTEGRA 61
DURHAM

INDUSTRIAL/WAREHOUSE UNIT
297,500 SQ FT
AVAILABLE SUMMER 2023

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

CONNECT 298



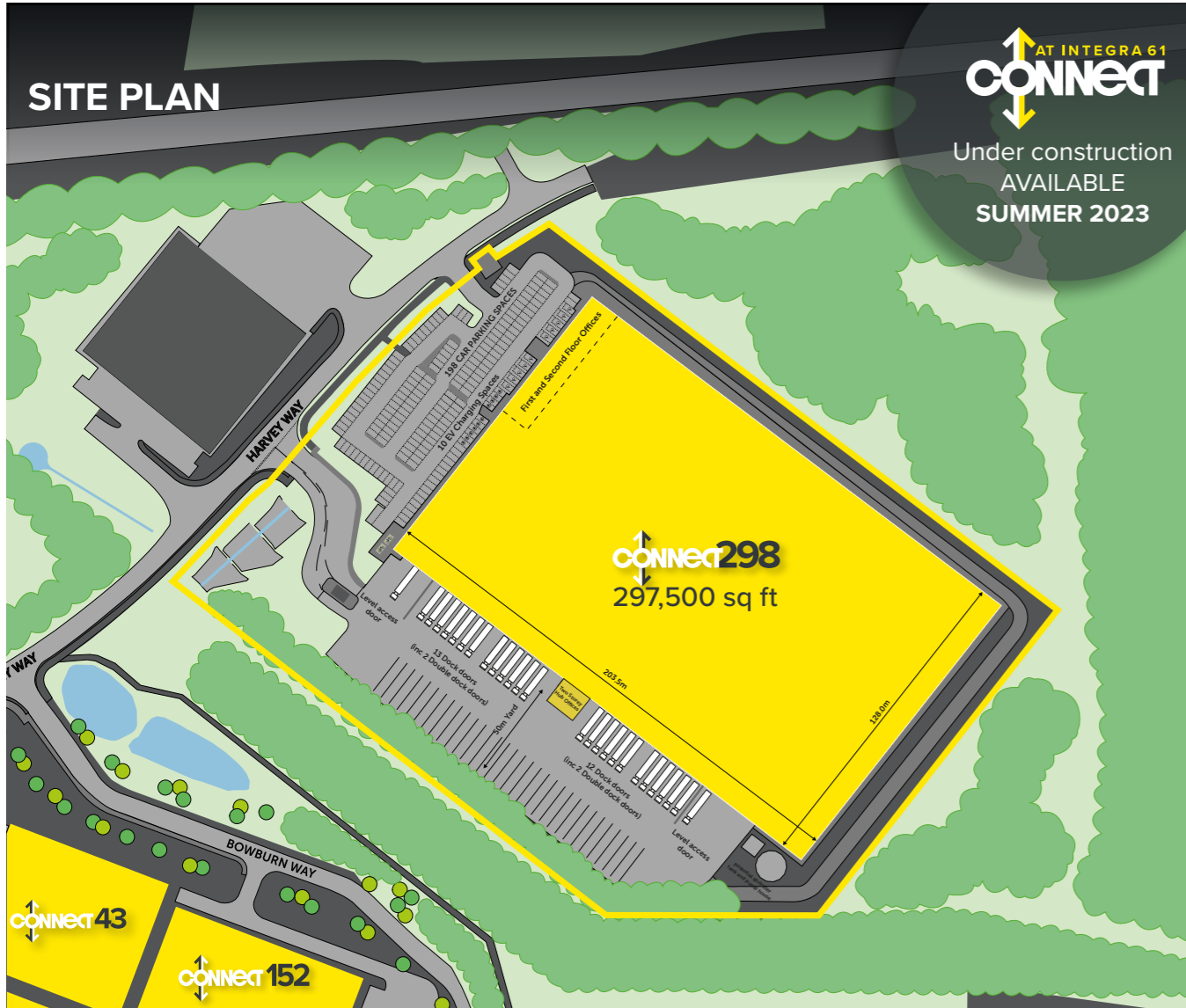
UNDER CONSTRUCTION

CONNECT 298 297,500 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 298

	sq ft	sq m
Warehouse	279,000	25,920
Offices	15,000	1,394
2 Storey Hub Offices	3,500	325
TOTAL GIA	297,500	27,639

SPECIFICATION

- 15M eaves height
- 198 Car parking spaces
- 25 Dock doors
- 10 EV parking spaces
- 2 Level access doors
- 33 HGV parking spaces
- 50m Yard depth
- 1200kva Power supply
- Floor loading 50Kn/m²
- 15% Roof lights



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



20% GROWTH IN ADVANCED MANUFACTURING BETWEEN 2012 & 2017²

LARGE & AVAILABLE WORKFORCE

1.5M WITHIN 60 MINS DRIVE²
 LARGE WORKING AGE POPULATION

PERFECTLY PLACED FOR LOGISTICS

2.47M WITHIN 60 MINS DRIVE²
 POTENTIAL CUSTOMER BASE

COMPETITIVE AVERAGE HOURLY PAY¹
UK £15.65
 County Durham **£14.03** -11%

1.23M WITHIN 30 MILES DISTANCE³
 CONSUMER & BUSINESS ADDRESSES

14,000 PEOPLE ACTIVELY SEEKING WORK IN COUNTY DURHAM¹

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

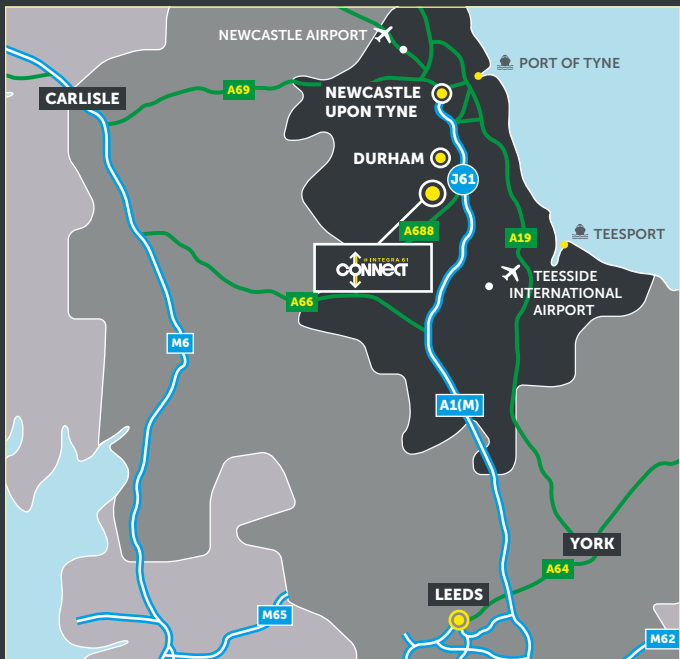
LOCATION & DRIVE TIMES

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

Connect at Integra 61 is a new 5 unit industrial/warehouse opportunity.

Connect 298 is a grade-A self-contained unit, built to an institutional specification totalling 297,500 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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