

# ↑ CONNECT 63 ↓

AT INTEGRA 61  
DURHAM

TO LET  
INDUSTRIAL/WAREHOUSE UNIT  
63,396 SQ FT  
AVAILABLE NOW

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

↑  
CONNECT 63  
↓

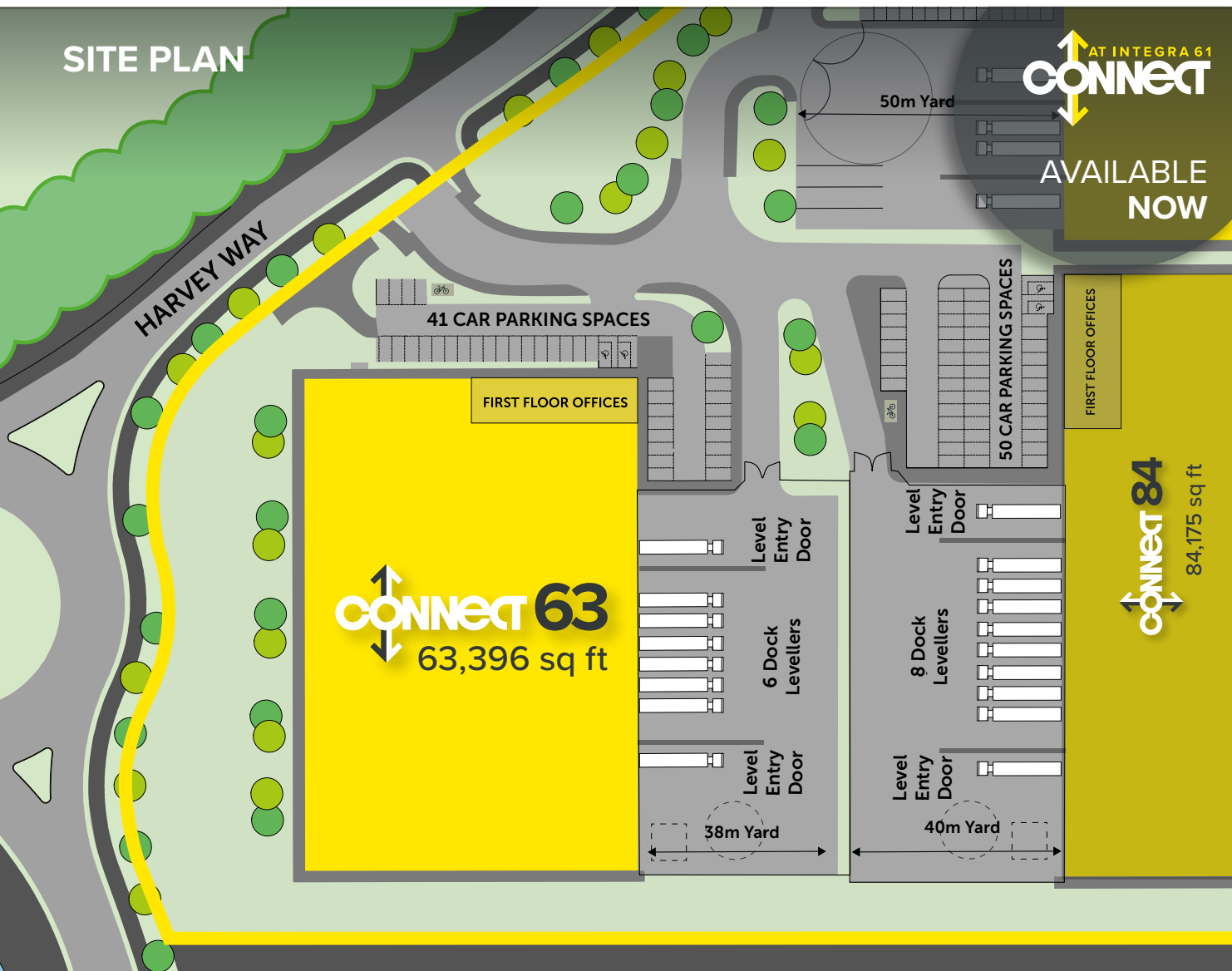
CONNECT 63 63,396 SQ FT

A JOINT DEVELOPMENT BY



> [www.connectintegra61.co.uk](http://www.connectintegra61.co.uk)

# SITE PLAN



## ACCOMMODATION & SPECIFICATION

**BREEM**<sup>®</sup>










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

**A** 0-25

### CONNECT 63

	sq ft	sq m
Warehouse	60,118	5,585
Offices	3,277	304
<b>TOTAL GIA</b>	<b>63,396</b>	<b>5,890</b>

### SPECIFICATION

-  12m eaves height
-  41 car parking spaces
-  2 level access doors
-  2 EV parking spaces
-  6 dock doors
-  300kva power supply
-  38m yard depth
-  10% roof lights
-  Floor loading 50Kn/m<sup>2</sup>





# AT INTEGRA 61 CONNECT

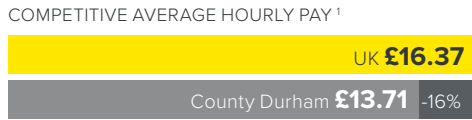
## COMPETITIVE & AVAILABLE LABOUR

With nearly double the level of industrial workers in County Durham compared to the UK average<sup>1</sup>, 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 average<sup>1</sup>.

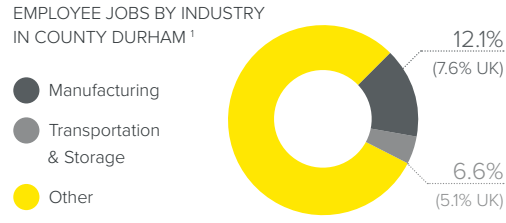
There is direct access to a large consumer base within the region, Integra 61 is in prime position for manufacturers, e-commerce retailers, logistics and last mile delivery services.

### LARGE & AVAILABLE WORKFORCE



## IDEAL FOR LOGISTICS & MANUFACTURING

### A MANUFACTURING HOTSPOT



### PERFECTLY PLACED FOR LOGISTICS



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



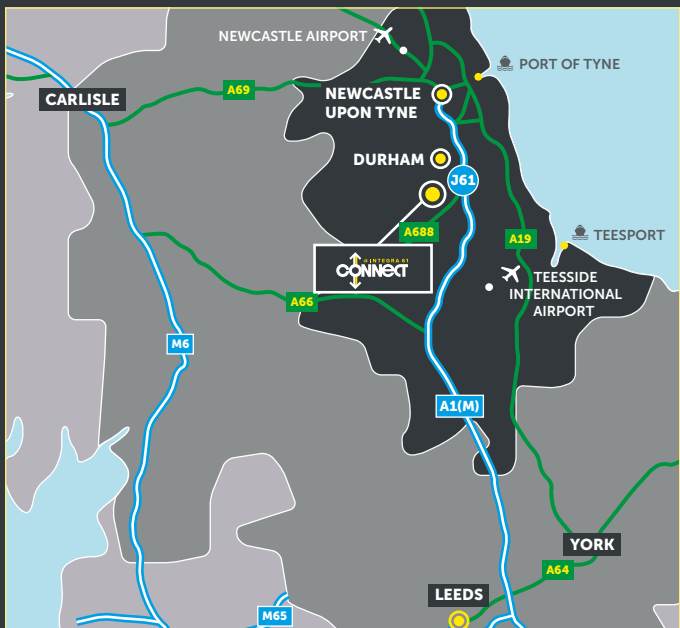
# LOCATION & DRIVE TIMES

**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 63 is a grade-A unit, built to an institutional specification totalling **63,396 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
Teesside 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



**KEITH STEWART**  
07796 302147  
keith@naylorsgavinblack.co.uk

**DUNCAN CHRISTIE**  
07841 764765  
duncan@naylorsgavinblack.co.uk

> [www.connectintegra61.co.uk](http://www.connectintegra61.co.uk)



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