

TO LET

4 NEW INDUSTRIAL WAREHOUSE UNITS

42,957 - 151,678 SQ FT

AVAILABLE NOW

CONNECT

AT INTEGRA 61
DURHAM

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



A JOINT DEVELOPMENT BY



> www.connectintegra61.co.uk



ACCOMMODATION & SPECIFICATION

BREEM

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

A 0-25

CONNECT 43

	sq ft	sq m
Warehouse	40,100	3,725
Offices	2,857	265
TOTAL GIA	42,957	3,991

SPECIFICATION

- 11m eaves height
- 2 dock level doors
- 2 level access doors
- 40m yard depth
- 30 car parking spaces
- Floor loading 50Kn/m²
- 200kVA power supply

CONNECT 84

	sq ft	sq m
Warehouse	80,195	7,450
Offices	3,980	370
TOTAL GIA	84,175	7,820

SPECIFICATION

- 12m eaves height
- 8 dock level docks
- 2 level access doors
- 40m yard depth
- 50 car parking spaces
- Floor loading 50Kn/m²
- 400kVA power supply

CONNECT 63

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

SPECIFICATION

- 12m eaves height
- 6 dock level doors
- 2 level access doors
- 38m yard depth
- 40 car parking spaces
- Floor loading 50Kn/m²
- 300kVA power supply

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
- 14 dock level docks
- 4 level access doors
- 50m yard depth
- 79 car parking spaces
- Floor loading 50Kn/m²
- 600kVA power supply



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



COMPETITIVE AVERAGE HOURLY PAY¹

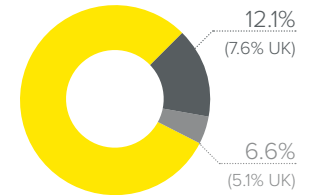


IDEAL FOR LOGISTICS & MANUFACTURING

A MANUFACTURING HOTSPOT

EMPLOYEE JOBS BY INDUSTRY IN COUNTY DURHAM¹

- Manufacturing
- Transportation & Storage
- Other



PERFECTLY PLACED FOR LOGISTICS



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



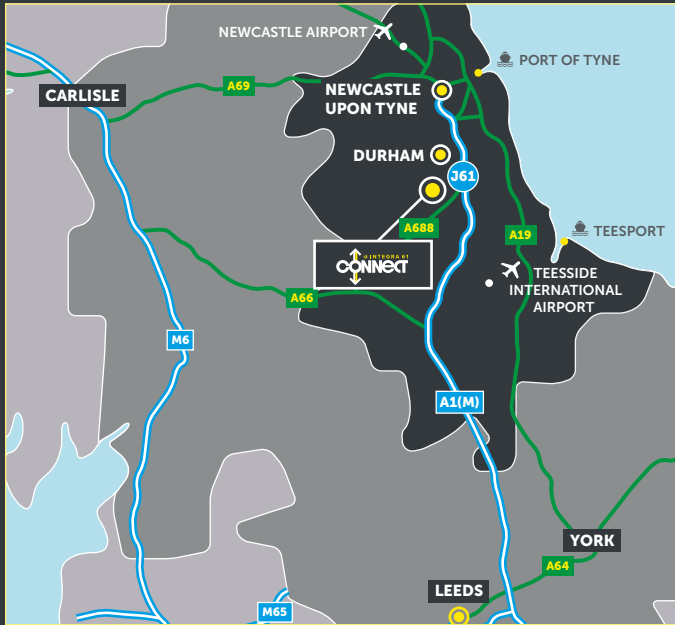
LOCATION & DRIVE TIMES

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**.

This development comprises of four units, built to an institutional specification totalling **342,205 sq ft**. Individual unit sizes ranging from **42,957 sq ft to 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



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