

↑ AT INTEGRA 61 **CONNECT** 152 ↓ DURHAM

TO LET
INDUSTRIAL/WAREHOUSE UNIT
151,960 SQ FT
AVAILABLE SUMMER 2023

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

↑
CONNECT 152
↓



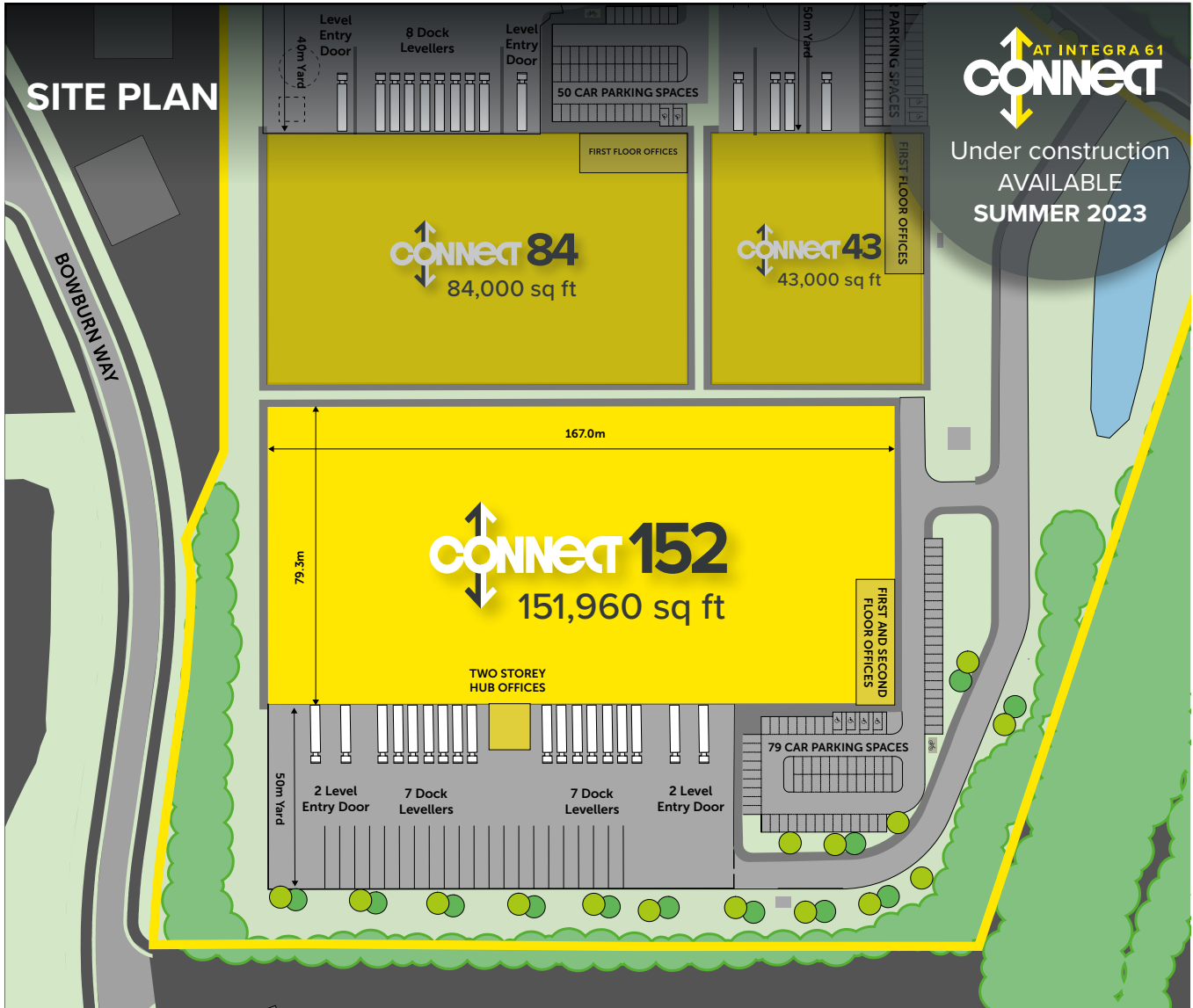
UNDER CONSTRUCTION

CONNECT 152 151,960 SQ FT

A JOINT DEVELOPMENT BY



> www.connectintegra61.co.uk



ACCOMMODATION & SPECIFICATION (SUBJECT TO MEASUREMENT)

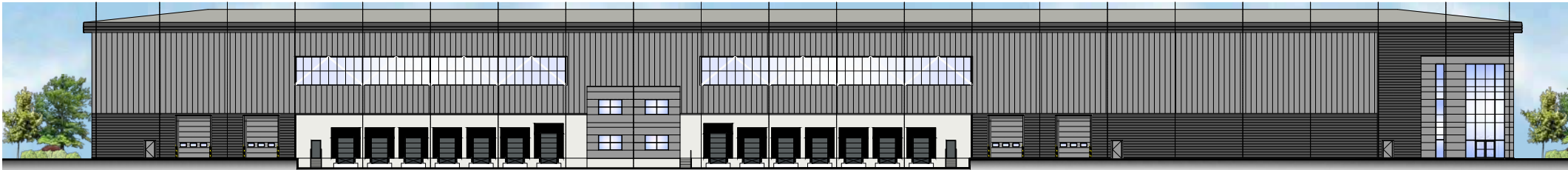
BREEAM target EPC Rating of 'A' and BREEAM 'Excellent'.
A 0-25

CONNECT 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
- 79 car parking spaces
- 14 dock doors
- 4 EV parking spaces
- 4 level access doors
- 20 HGV parking spaces
- 50m yard depth
- 600kva power supply
- Floor loading 50Kn/m²
- 10% 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.

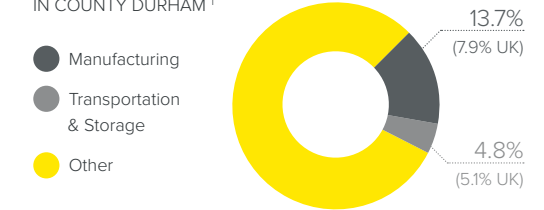
Reflecting the high level of worker availability in the area, pay rates in County Durham are extremely competitive, typically 11% less than the national average¹.

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.

IDEAL 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

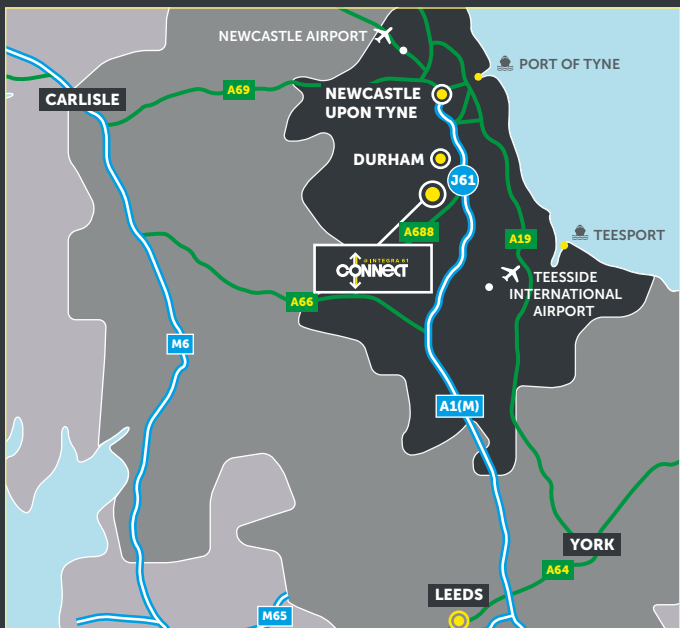
LOCATION & DRIVE TIMES

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 **43,000 to 298,000 sq ft.**

Connect 152 is a grade-A unit, built to an institutional specification totalling **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
Teesport	23	32mins
AIRPORTS		
Newcastle International	27	40mins
Teesside International	21	31mins

FURTHER INFORMATION

A JOINT DEVELOPMENT BY



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