

# ↑ CONNECT 298 ↓

AT INTEGRA 61  
DURHAM

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

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

↑  
CONNECT 298  
↓



CONNECT 298 297,500 SQ FT

A JOINT DEVELOPMENT BY

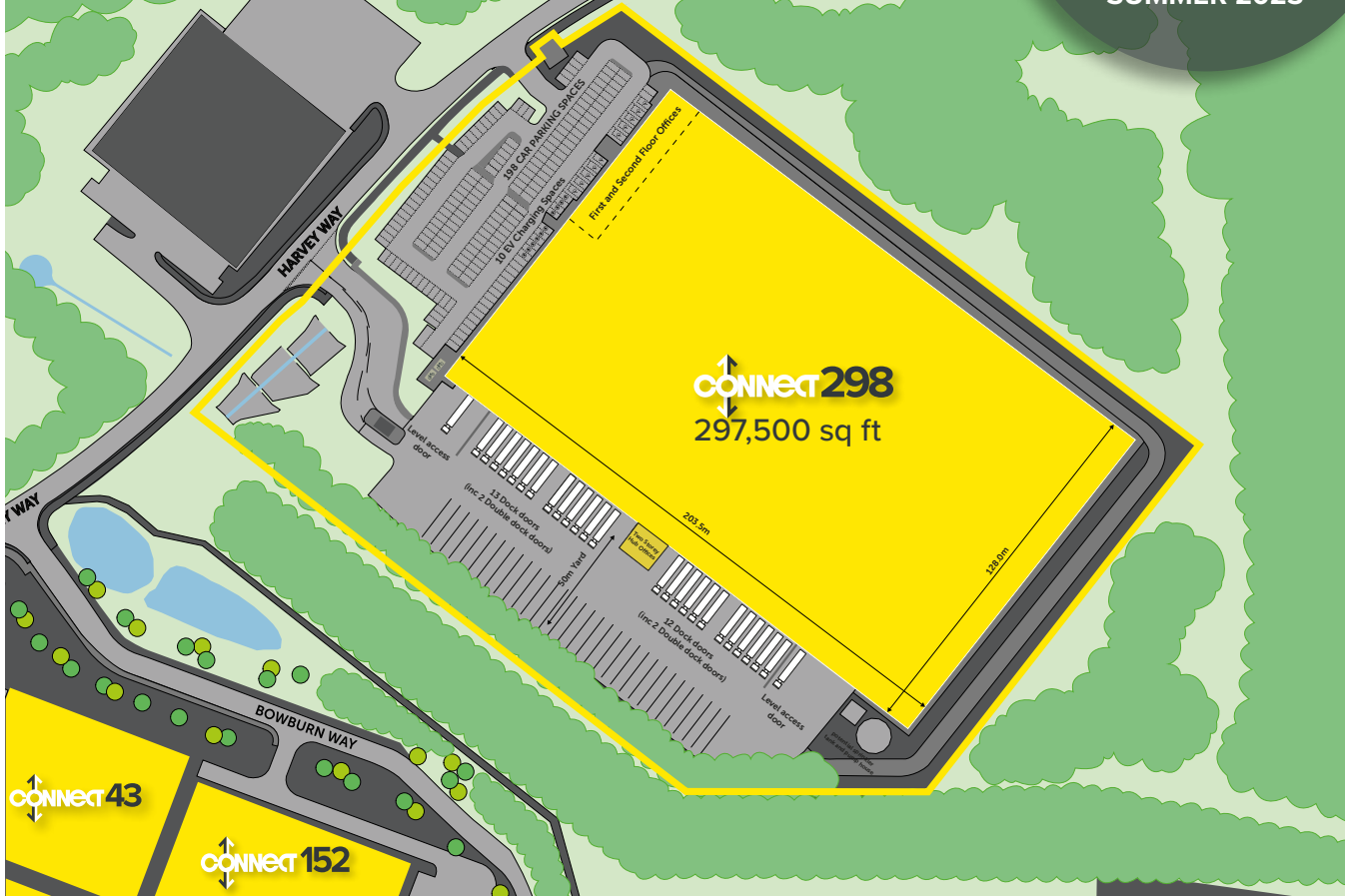


> [www.connectintegra61.co.uk](http://www.connectintegra61.co.uk)

# SITE PLAN



Under construction  
AVAILABLE  
SUMMER 2023













## 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
<b>TOTAL GIA</b>	<b>297,500</b>	<b>27,639</b>

### 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/m<sup>2</sup>
-  15% roof lights





## 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.

## IDEAL FOR LOGISTICS & MANUFACTURING

A MANUFACTURING HOTSPOT

EMPLOYEE JOBS BY INDUSTRY IN COUNTY DURHAM<sup>1</sup>



LARGE & AVAILABLE WORKFORCE



PERFECTLY PLACED FOR LOGISTICS



COMPETITIVE AVERAGE HOURLY PAY<sup>1</sup>



Sources: <sup>1</sup> Nomis 2021 <sup>2</sup> ONS 2017 <sup>3</sup> 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 consisting of units from 43,000 to 298,000 sq ft.

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
Teesport	23	32mins
AIRPORTS		
Newcastle International	27	40mins
Teeside International	21	31mins

# FURTHER INFORMATION

A JOINT DEVELOPMENT BY



Should you require further information contact:

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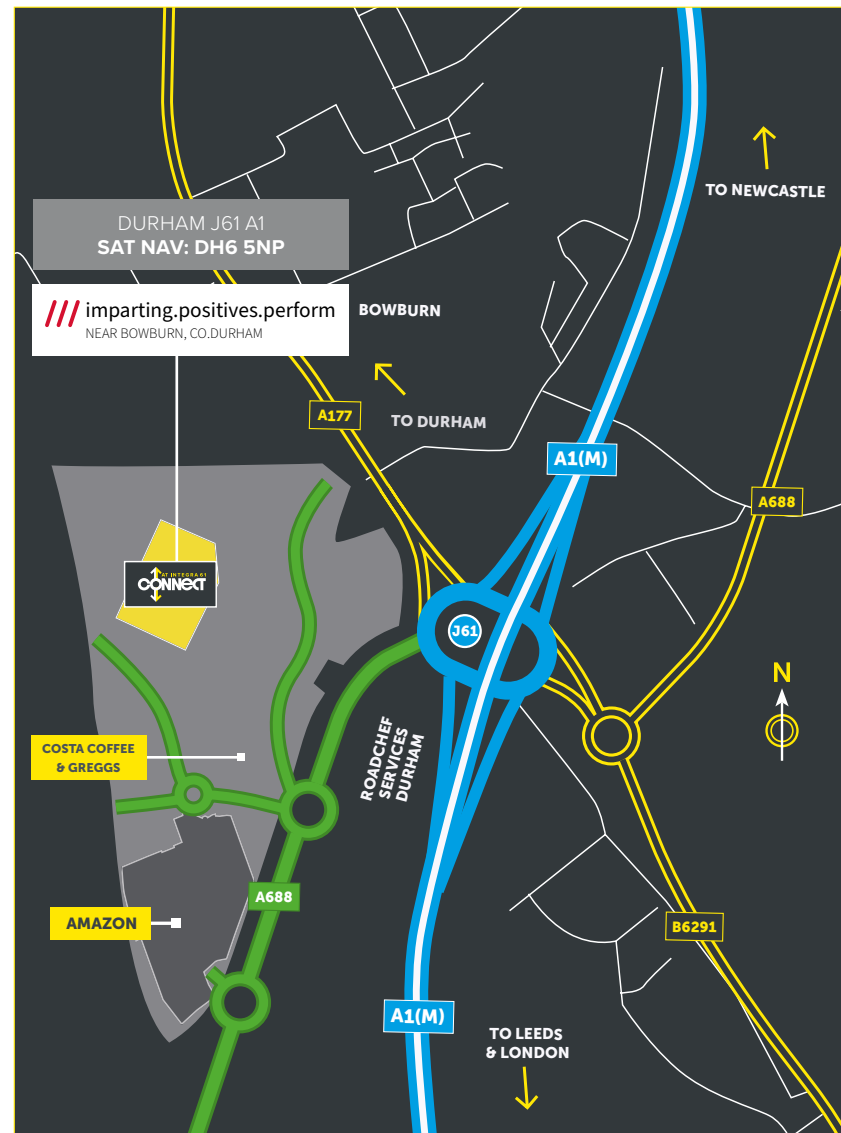
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