

**TO LET**

4 NEW INDUSTRIAL WAREHOUSE UNITS

43,000 - 151,960 SQ FT

**AVAILABLE SUMMER 2023**

# CONNECT

AT INTEGRA 61  
DURHAM

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

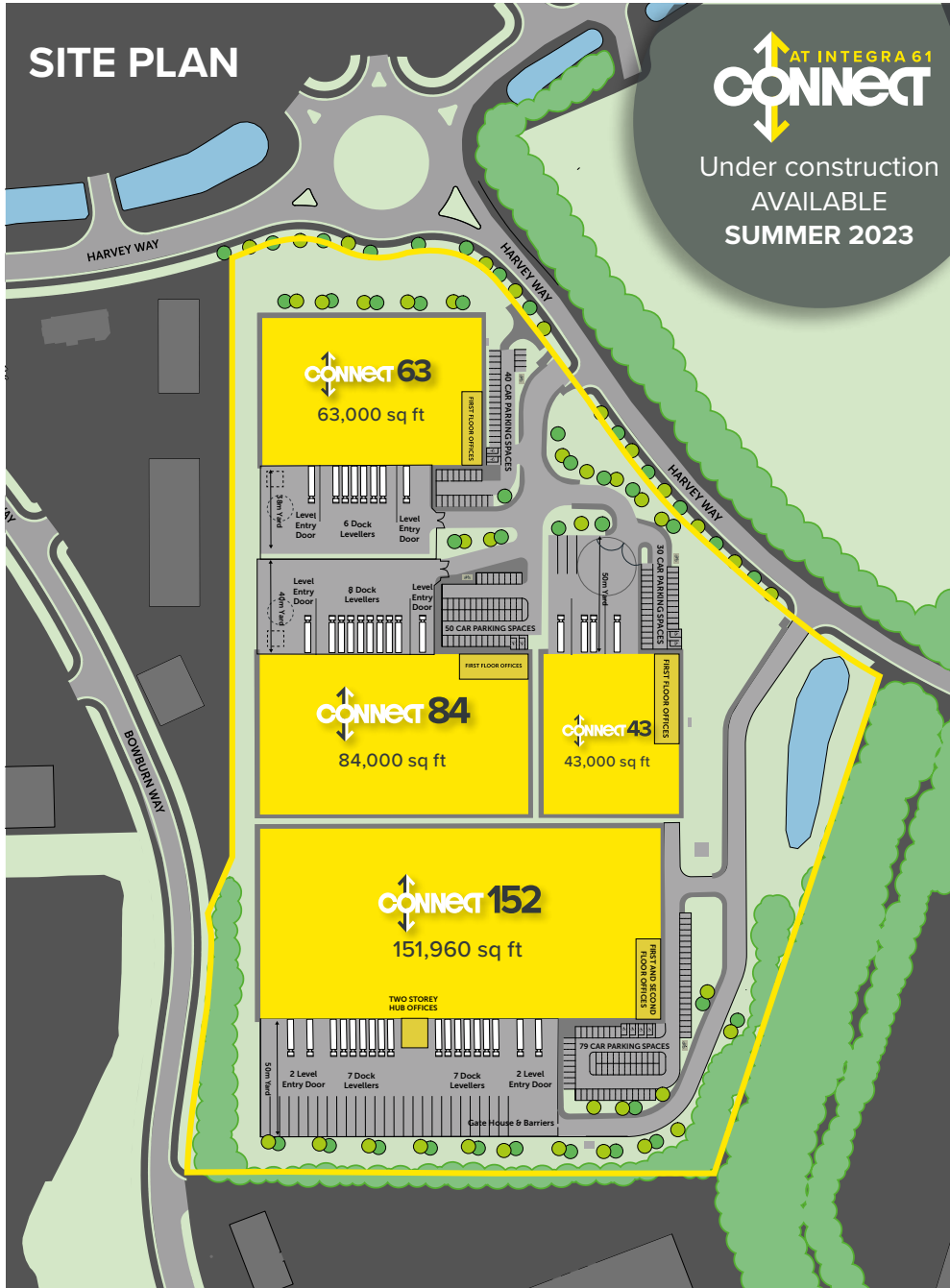


<b>CONNECT 43</b>	43,000 SQ FT
<b>CONNECT 63</b>	63,000 SQ FT
<b>CONNECT 84</b>	84,000 SQ FT
<b>CONNECT 152</b>	151,960 SQ FT

A JOINT DEVELOPMENT BY



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



## ACCOMMODATION & SPECIFICATION (SUBJECT TO MEASUREMENT)

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

### CONNECT 43

	sq ft	sq m
Warehouse	40,000	3,716
Offices	3,000	279
<b>TOTAL GIA</b>	<b>43,000</b>	<b>3,995</b>

#### SPECIFICATION

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

### CONNECT 84

	sq ft	sq m
Warehouse	80,000	7,432
Offices	4,000	372
<b>TOTAL GIA</b>	<b>84,000</b>	<b>7,804</b>

#### SPECIFICATION

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

### CONNECT 63

	sq ft	sq m
Warehouse	60,000	5,574
Offices	3,000	279
<b>TOTAL GIA</b>	<b>63,000</b>	<b>5,853</b>

#### SPECIFICATION

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

### CONNECT 152

	sq ft	sq m
Warehouse	142,460	13,235
Offices	7,000	650
Hub offices	2,500	232
<b>TOTAL GIA</b>	<b>151,960</b>	<b>14,117</b>

#### SPECIFICATION

- 15m eaves height
- 14 dock level doors
- 4 level access doors
- 50m yard depth
- 79 car parking spaces
- Floor loading 50Kn/m<sup>2</sup>
- 600kVA power supply



## 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.

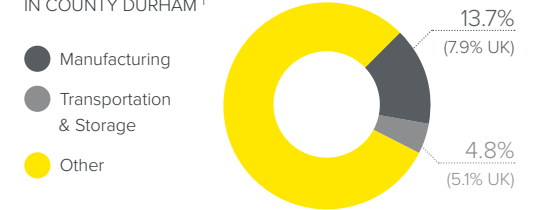
Reflecting the high level of worker availability in the area, pay rates in County Durham are extremely competitive, typically 11% less than the national average<sup>1</sup>.

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.**

This development will comprise of four units, built to an institutional specification totalling **341,960 sq ft.** Individual unit sizes ranging from **43,000 sq ft to 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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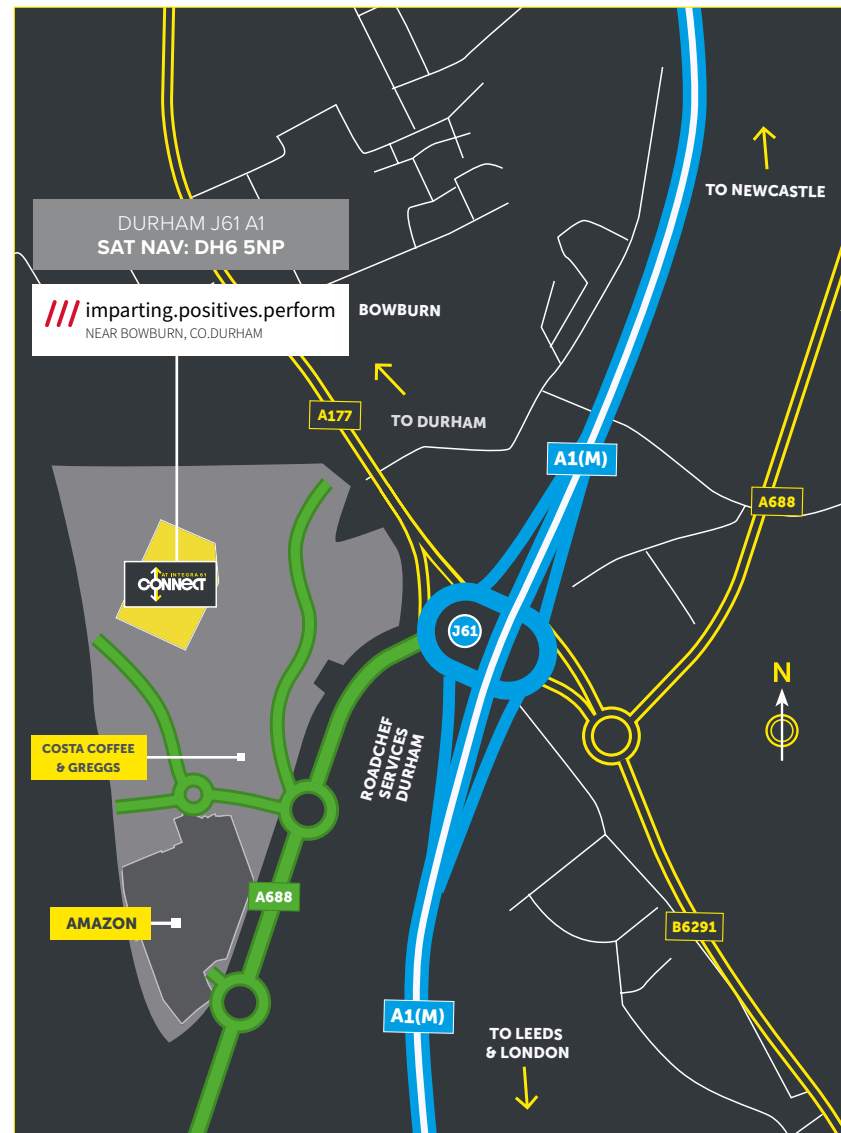
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