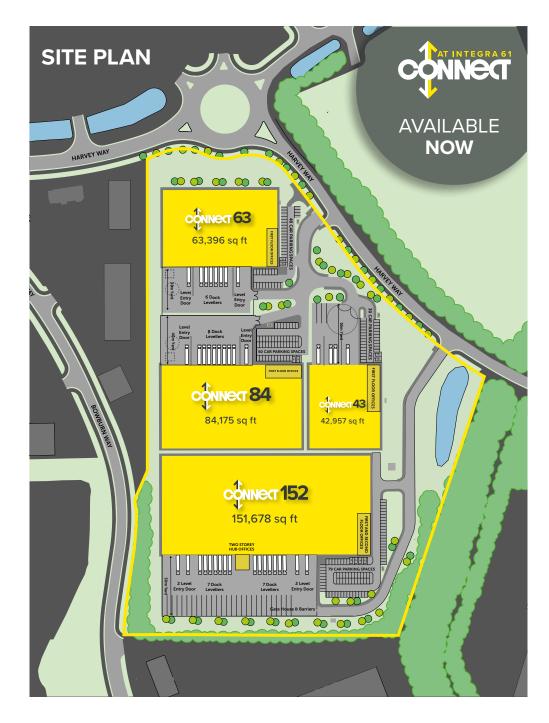
## **TO LET** 4 NEW INDUSTRIAL WAREHOUSE UNITS 42,957 - 151,678 SQ FT **AVAILABLE NOW**







> www.connectintegra61.co.uk



## **ACCOMMODATION & SPECIFICATION**

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

#### **CONNECT 43**

#### **CONNECT 63**

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

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

#### **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**

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

#### **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

#### 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**

TOTAL GIA	151,678	14,091
Hub offices	2,522	234
Offices	6,584	612
Warehouse	142,572	13,245
	sq ft	sq m

#### SPECIFICATION

- 15m eaves height
- 14 dock level doors
- 4 level access doors
- 50m yard depth
- 79 car parking spaces
- Floor loading 50Kn/m2
- 600kVA power supply

Warehouse Offices



# 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 1 Manufacturing Transportation & Storage Other C1.9% UK) 

LARGE & AVAILABLE WORKFORCE



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

County Durham **£14.03** -11%

UK **£15.65** 



POTENTIAL CUSTOMER BASE

PERFECTLY PLACED FOR LOGISTICS

CONSUMER & BUSINESS ADDRESSES

Sources:  $^1$  Nomis 2021  $\,^2$  ONS 2017  $\,^3$  Royal Mail 2022

## **LOCATION & DRIVE TIMES**

Integra 61 is the premier industrial This development comprises of and logistics hub in the North East, four units, built to an institutional 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 including a target EPC Rating 42,957 to 298,621 sq ft.

specification totalling 342,205 sq ft. Individual unit sizes ranging from 42,957 sq ft to 151,678 sq ft. Strong sustainability credentials

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**

Should you require further information contact:

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A JOINT DEVELOPMENT BY



TO NEWCASTLE SAT NAV: DH6 5NP /// imparting.positives.perform OWBURN NEAR BOWBURN, CO.DURHAM A177 TO DURHAM A1(M) A688 CONNECT ROADCHE SERVICES DURHAM COSTA COFFEE & GREGGS AMAZON B6291 A1(M) TO LEEDS & LONDON

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