

# ↑ CONNECT 298 ↓

AT INTEGRA 61  
DURHAM

TO LET  
INDUSTRIAL/WAREHOUSE UNIT  
298,621 SQ FT  
AVAILABLE NOW

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

↑  
CONNECT 298  
↓



CONNECT 298 298,621 SQ FT

A JOINT DEVELOPMENT BY

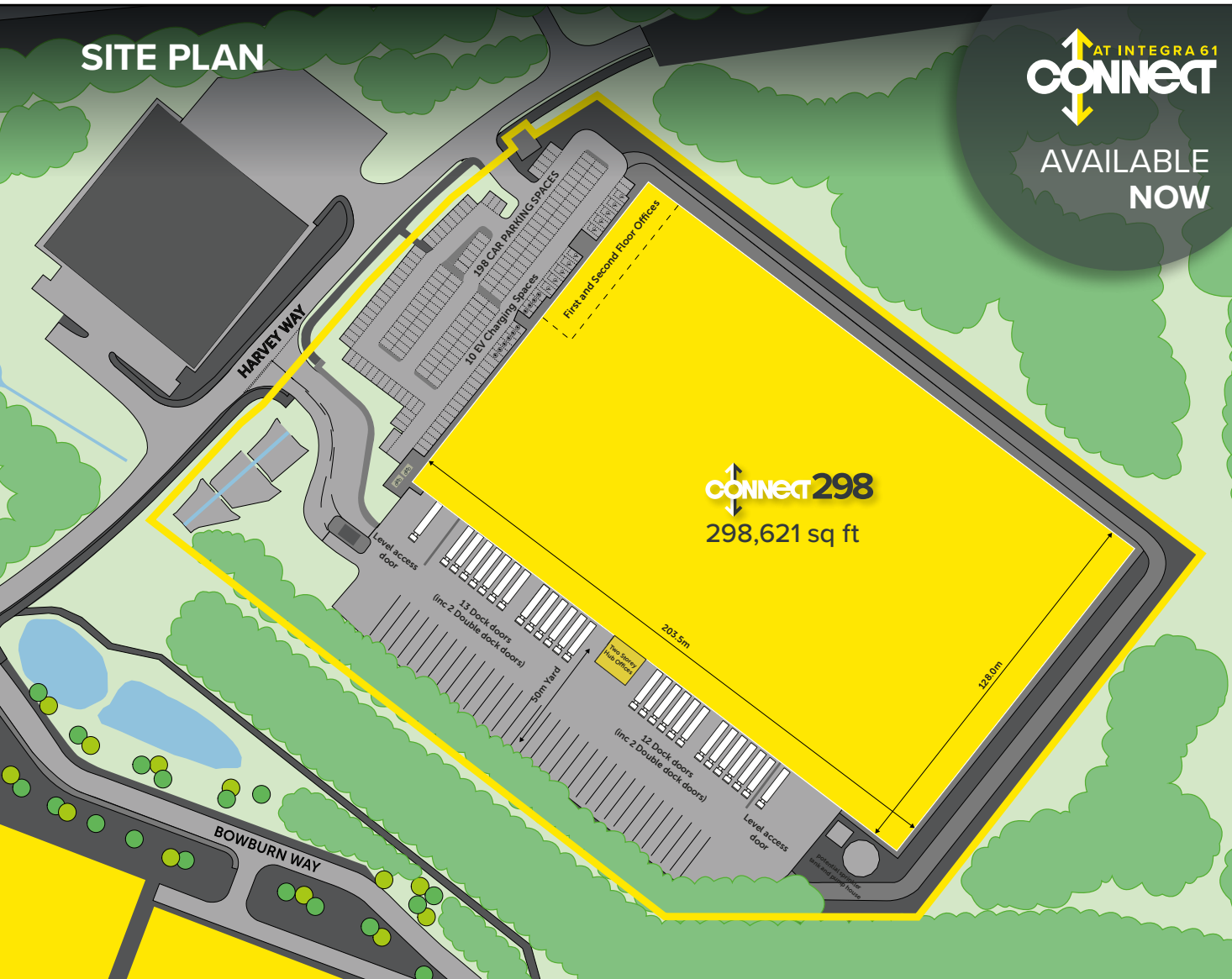


> [www.connectintegra61.co.uk](http://www.connectintegra61.co.uk)

# SITE PLAN



AVAILABLE NOW



## ACCOMMODATION & SPECIFICATION

**BREEAM**<sup>®</sup>

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

**A** 0-25

### CONNECT 298

	sq ft	sq m
Warehouse	278,298	25,855
Offices	16,642	1,546
2 Storey Hub Offices	3,682	342
<b>TOTAL GIA</b>	<b>298,621</b>	<b>27,743</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



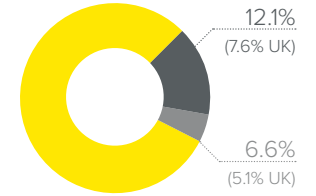


## IDEAL FOR LOGISTICS & MANUFACTURING

A MANUFACTURING HOTSPOT

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

- Manufacturing
- Transportation & Storage
- Other



£13B

VALUE OF GOODS EXPORTED FROM THE NORTH EAST REGION <sup>4</sup>

PERFECTLY PLACED FOR LOGISTICS



2.58M

WITHIN 30 MILES DISTANCE <sup>2</sup>

POTENTIAL CUSTOMER BASE



1.32M

WITHIN 30 MILES DISTANCE <sup>3</sup>

CONSUMER & BUSINESS ADDRESSES

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

## 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.

LARGE & AVAILABLE WORKFORCE

1.35M WITHIN 30 MILES DISTANCE <sup>2</sup>

LARGE WORKING AGE POPULATION

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



22,000

WANTS A JOB IN COUNTY DURHAM <sup>1</sup>



SOUTH: Leeds

A1(M) J61

NORTH: Newcastle upon Tyne

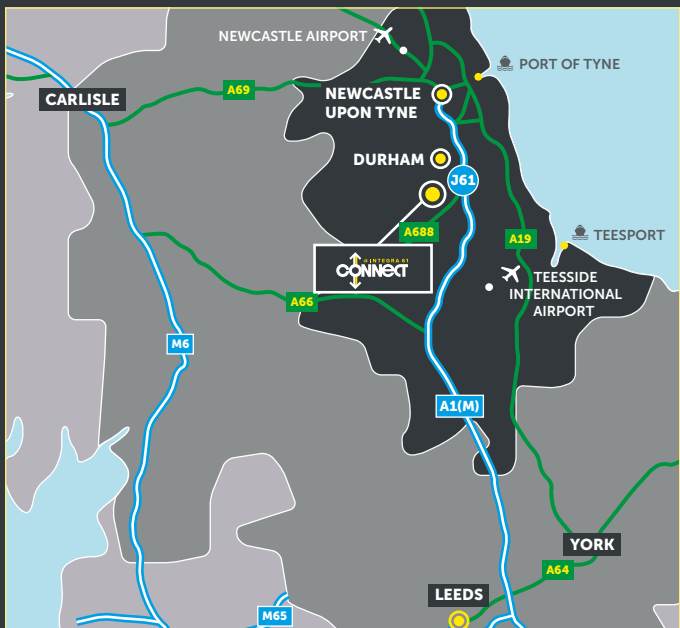
# LOCATION & DRIVE TIMES

**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.**

Connect 298 is a grade-A self-contained unit, built to an institutional specification totalling **298,621 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



Should you require further information contact:

## AVISON YOUNG

**ROBERT RAE**  
07860 398 744  
robert.rae@avisonyoung.com

**DANNY CRAMMAN**  
07796 993 750  
danny.cramman@avisonyoung.com

## CBRE

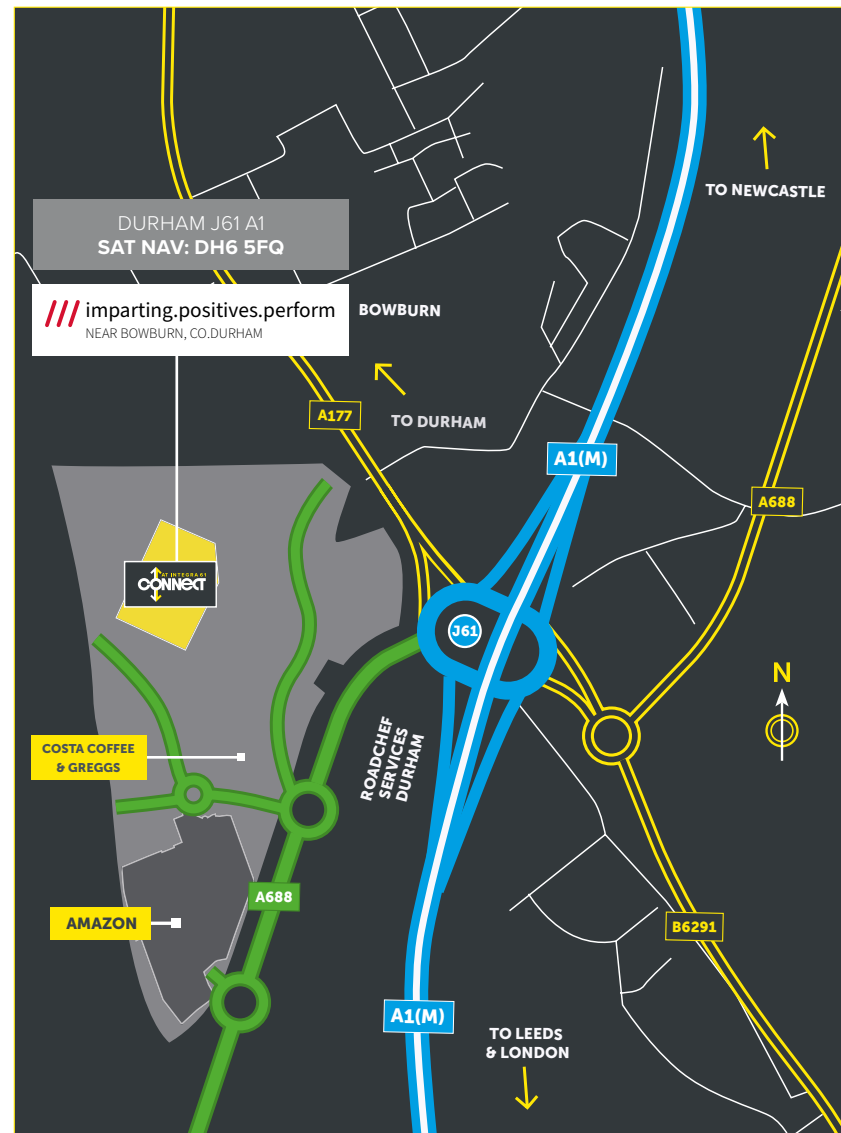
**DAVE CATO**  
07983 388 939  
dave.cato@cbre.com



**ROBERT WHATMUFF**  
07703 393145  
robert.whatmuff@colliers.com

**SIMON HILL**  
07736 480041  
simon.hill@colliers.com

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



**Misrepresentation Act:** Avison Young, CBRE and Colliers hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young and CBRE is in this brochure is provided on the following conditions: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. Oct 23.