

Prime roadside and retail opportunities

Plots from 0.5 acres

Planning consent granted

**INFRASTRUCTURE COMPLETING
SEPTEMBER 2019**

↖ SOUTH: Leeds

Durham Services
SAT NAV: DH6 5NP

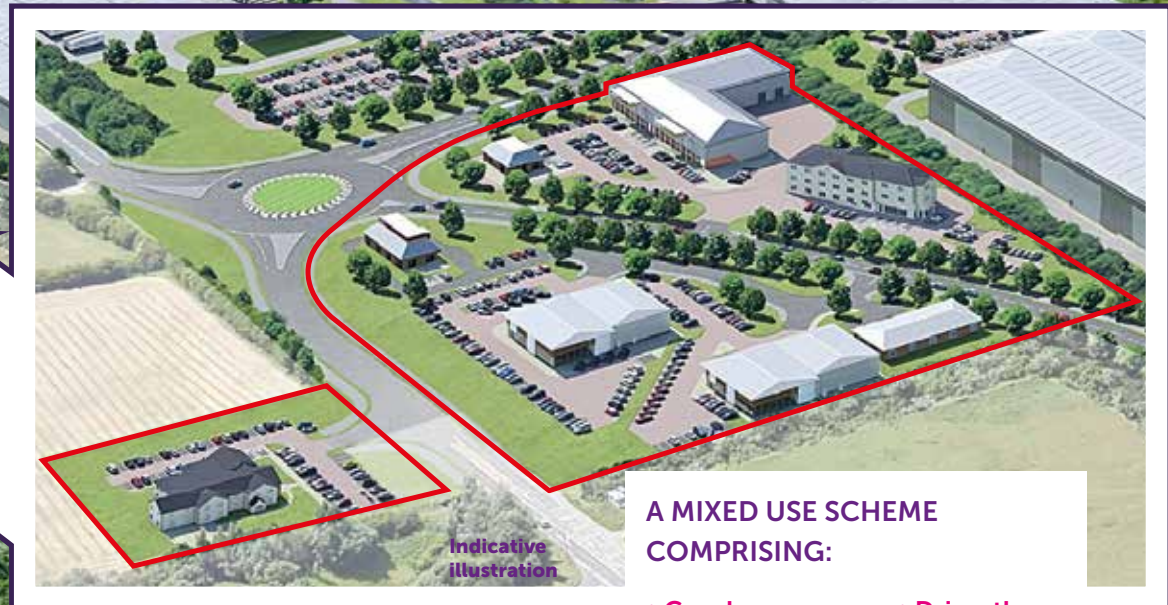
A1(M)

Indicative
illustration

↘ NORTH: Newcastle upon Tyne

J61

Awaiting new CGI



**A MIXED USE SCHEME
COMPRISING:**

- Car showrooms
- Restaurants
- Trade/Retail
- Hotel
- Drive-thru
- Family pub
- Nursery
- Care home

FOR SALE/TO LET

> www.integra61.co.uk

AN EXCEPTIONAL OPPORTUNITY

A1(M) J61

THE OPPORTUNITY

Integra 61 offers an exceptional working and living environment aimed at attracting major occupiers to the North East, where there are currently limited opportunities.

The site offers

- A range of flexible retail and roadside plots
- Plots available from September 2019
- Prominent frontage to A688/Durham Services
- Excellent road access
- A landscaped and managed environment
- Very supportive and pro-growth Local Authority and development agency
- 270 new homes and employment uses on the wider scheme

Consent granted for:

- Car showrooms
- Restaurants
- Retail
- Hotel
- Drive-thru
- Family pub
- Nursery

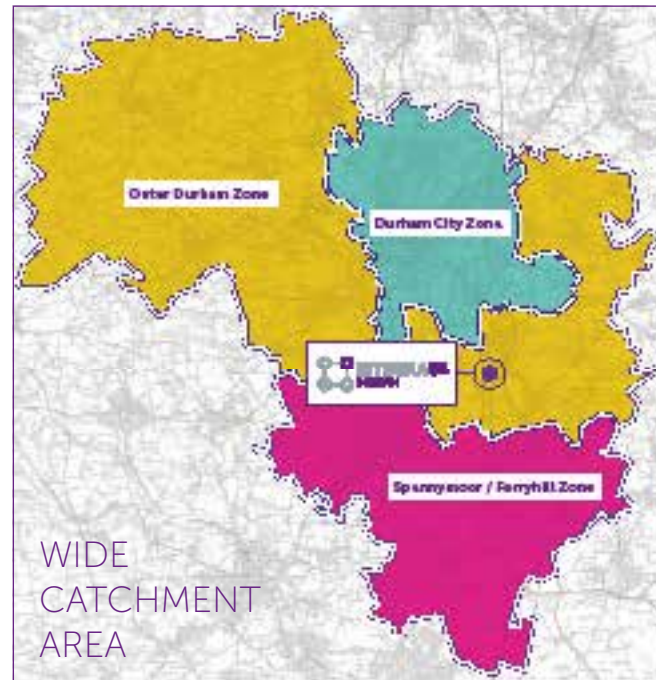


£494m

RETAIL SPEND PER ANNUM

Current expenditure on comparison retail goods within the catchment is high – totalling £493.8m for 2016, and is expected to rise by 38.4% over the next decade to £684m.

Based on the functional 'zones' defined by Durham County Council (see below), which take account of factors including the location of existing centres and drive times, the catchment area of the development has a population of more than 155,000, and is forecast to grow by 5.3% over the next decade.



4,000+

JOBS

Integra 61 is set to become the North East's premier logistics and manufacturing hub, with design and build opportunities available for units up to 600,000 sq ft on a 205 acre site.

Once completed, the overall scheme is expected to create more than 4,000 jobs (and potential customers), and includes the development of 270 new homes as well as proposals for a nursery, care home and doctors surgery.



50,000+

VEHICLE TRIPS PER DAY

Situated just four miles from Durham, 80 miles north of Leeds and 20 miles south of Newcastle, it is estimated that there will be over 50,000 vehicles trips using the J61 roundabout (just 200m away from the site) every day. Additionally, the site is diagonally opposite the very popular Durham Services, which will allow occupiers to benefit from access to the many existing visitors to the area.



INTEGRA 61 - ROADSIDE ILLUSTRATIVE MASTERPLAN

SCHEDULE OF ACCOMMODATION

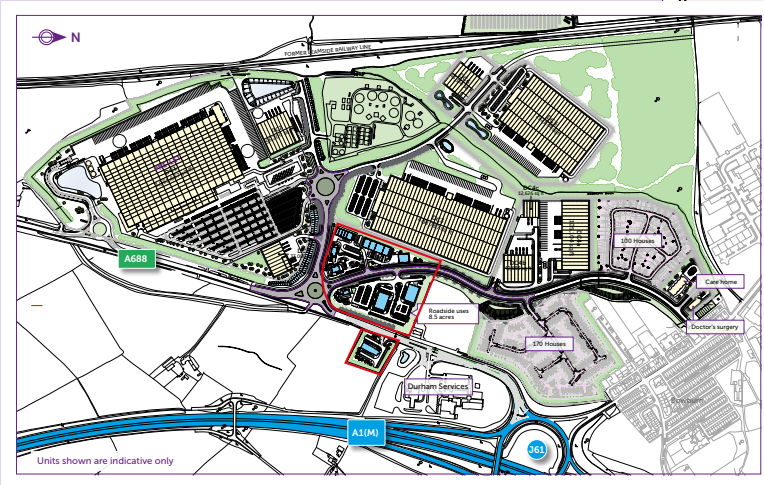
Hotel		70 beds
Nursery	4,850 sq ft	450 sq m
Pub/Restaurant (1.6 acres)	6,600 sq ft	613 sq m
Car Dealerships	20,019 sq ft	1,860 sq m
Drive Thru	4,402 sq ft	409 sq m
Trade/Retail	20,000 sq ft	1,858 sq m

INFRASTRUCTURE WORKS UNDERWAY

PLOTS AVAILABLE FROM SEPTEMBER 2019



Building layout and sizes are illustrative only

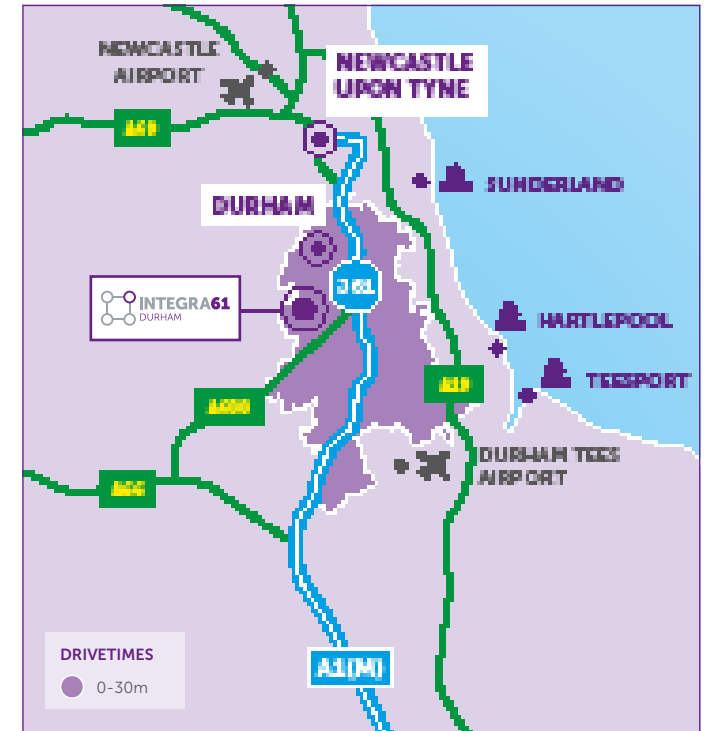
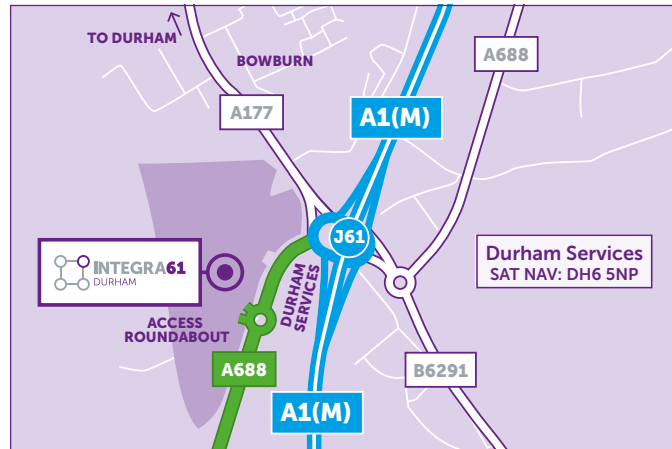


LOCATION

740,000 PEOPLE LIVE WITHIN 30 MINUTES OF INTEGRA 61

Integra 61 is a prime location for roadside and retail uses due to its prominent frontage to the A688/Durham Services and easy access to the A1 motorway.

Next to the village of Bowburn (home to approximately 4,000 people), the site lies just 4 miles away from the world renowned University City of Durham, which hosts a population of over 40,000.



DEVELOPERS



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