

Prime roadside and retail opportunities



Plots from 0.5 acres

Trade and Retail units available from 1,000 sq ft to 50,000 sq ft

**INFRASTRUCTURE COMPLETED
Q3 2019**



> 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 to accommodate units from 1,000 sq ft to 50,000 sq ft
- 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

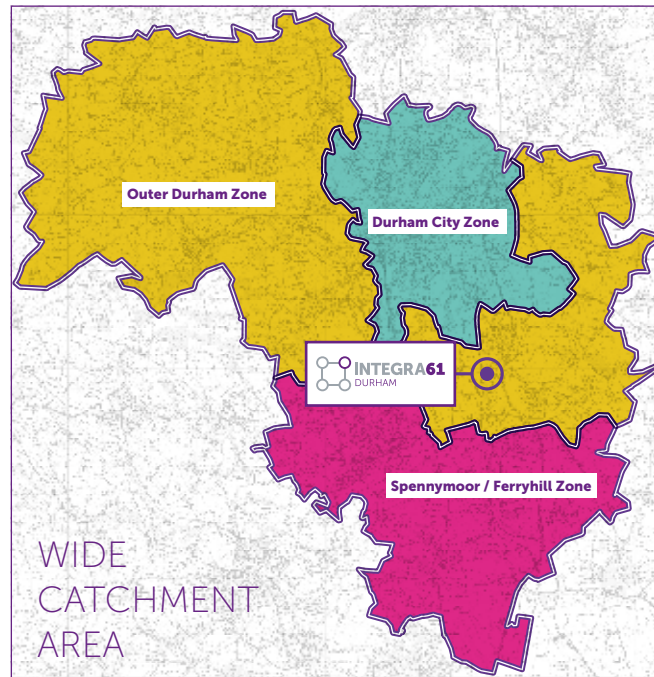


£494m

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

Roadside 1: Trade Counter Units

Unit 1	1,000 sq ft (93 sq m)
Unit 2	1,200 sq ft (111 sq m)
Unit 3	1,000 sq ft (93 sq m)
Unit 4	1,000 sq ft (93 sq m)
Unit 5	2,100 sq ft (195 sq m)
Total	6,300 sq ft (595 sq m)

Unit 6	3,000 sq ft (279 sq m)
Unit 7	3,000 sq ft (279 sq m)
Unit 8	4,000 sq ft (372 sq m)
Unit 9	3,000 sq ft (279 sq m)
Total	13,000 sq ft (1,209 sq m)

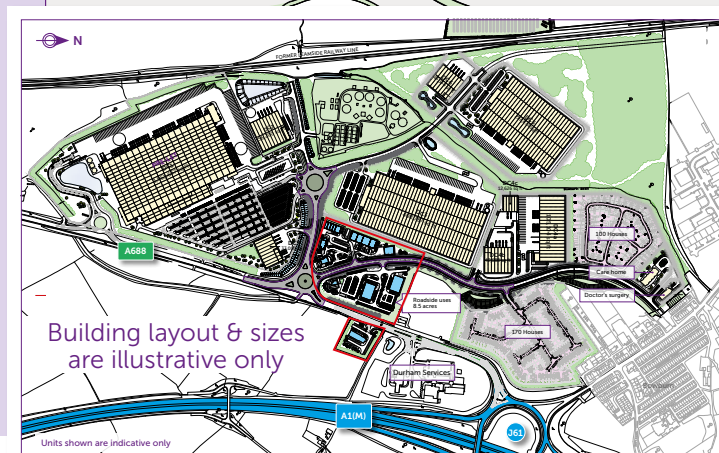
Unit 10	4,500 sq ft (418 sq m)
DT1	Pre-let to Costa Coffee
DT2	2,000 sq ft

Roadside 2:

Pub/Restaurant	6,600 sq ft (613 sq m)
Car Dealerships	10,000 - 20,000 sq ft

Roadside 3:

Hotel	70 beds
-------	---------

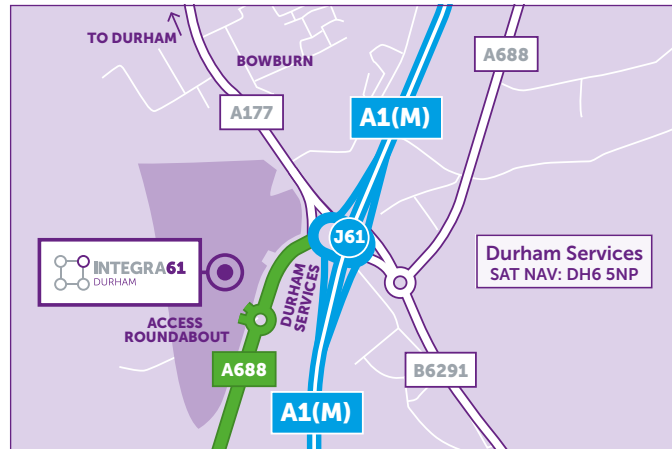


LOCATION

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



Misrepresentation Act: 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. SEPTEMBER 2019



ROBERT RAE
02476 636888
07860 398744
robert.rae@avisonyoung.com

DANNY CRAMMAN
0191 269 0068
07796 993 750
danny.cramman@avisonyoung.com



KEITH STEWART
0191 211 1559
07796 302147
keithstewart@naylors.co.uk

CHRIS DONABIE
0191 211 1548
07702 528 879
chrisdonabie@naylors.co.uk