

The North East's premier industrial and logistics hub

1million sq ft available

Design & Build Opportunities to suit requirements

2 million sq ft pre-let to Amazon



> www.integra61.co.uk

Sat Nav: DH6 5NP

WHAT3WORDS
///fetches.vest.idealist



Integra 61 represents the largest logistics and manufacturing opportunity the North East has seen in a generation.

Up to 1 million sq ft of design and build space can be delivered, bespoke to occupier requirements:

- Single units up to 600,000 sq ft
- High bay warehousing with eaves up to 20m
- Floor loading upto 50kN/m²
- Cross dock opportunities
- Large yards and car parking
- Sprinkler systems

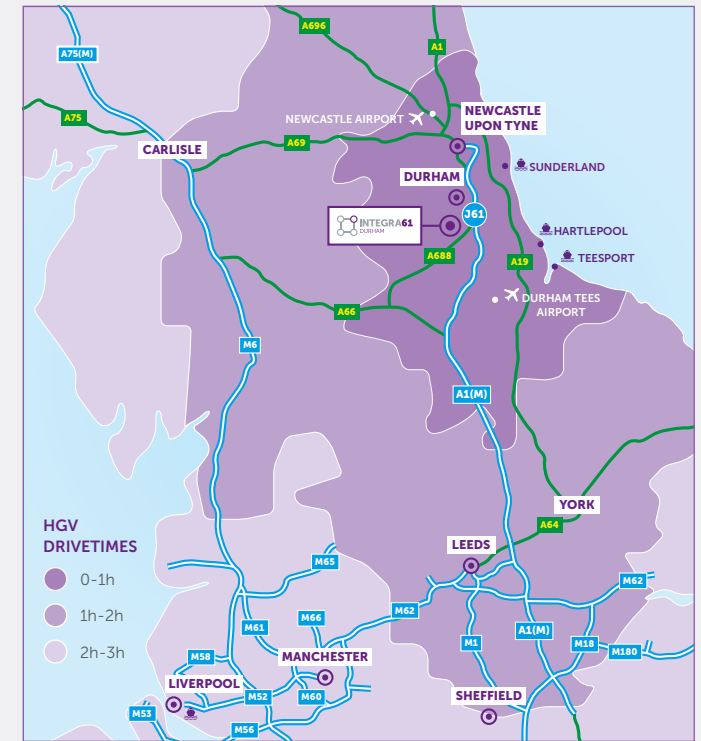
LOCATION

The site occupies a strategic position in the North East of England at J61 of the A1(M), with ports including Teesport, Port of Tyne, Hartlepool and Sunderland all within easy reach. Newcastle International Airport and Durham Tees Valley are both within a 30 mile radius of the site.

Within close proximity are the university city of Durham (4 miles), Newcastle (20 miles) and Sunderland (16 miles), bringing a large urban consumer market within reach.



DRIVE TIMES



	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

Nissan (Sunderland)	11.5	17mins
Hitachi (Aycliffe)	13.2	20mins

HGV drive times to the nearest Motorway junction and assume a constant speed of 56mph

THE BEST PLACE FOR BUSINESS

Integra 61 is strategically positioned in the industrial heartland of the North East.

With superb links and drawing upon a deep pool of available labour, Integra 61 is ideally suited to any manufacturing or logistics occupier.

Scheme benefits include:

- Excellent road access, adjacent to A1(M) J61
- Close proximity to port services
- Large regional B2B and B2C customer base
- Inexpensive pay rates and available labour

For these reasons and more, Integra 61 can count a number of prestige companies as regional neighbours.

Major local employers include:



HITACHI
Inspire the Next



The **co-operative**



CATERPILLAR®

COMPETITIVE AND AVAILABLE LABOUR

With nearly double the level of industrial workers in County Durham compared to the UK average¹, 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 10% less than the national average¹.

And with direct access to a large consumer base within the region, Integra 61 is in prime position for internet retailers, logistics and last mile delivery services.

POSITIONED FOR LOGISTICS AND MANUFACTURING

A MANUFACTURING HOTSPOT

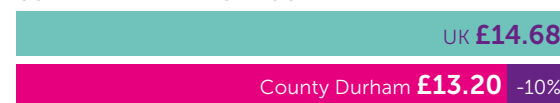
EMPLOYEE JOBS BY INDUSTRY IN COUNTY DURHAM ¹



LARGE & AVAILABLE WORKFORCE



COMPETITIVE AVERAGE HOURLY PAY ¹



PERFECTLY PLACED FOR LOGISTICS



Sources: ¹ Nomis 2020 ² ONS 2017 ³ Royal Mail 2019

AMENITIES, ON SITE AND BEYOND

Occupiers at Integra 61 will benefit from a wide range of existing and planned amenities, able to satisfy both the practical day-to-day needs of employees and most of the corporate event and hospitality requirements of employers.

Durham services, adjacent to the site and the A1 (M), includes a WH Smith a Costa Coffee and a McDonald's.

Planned amenities within Integra 61 itself will include:

- Trade Counter uses
- Car showrooms
- Restaurants
- Hotel
- Drive thru
- Family pub
- Nursery

Occupiers will also benefit from a high quality landscaped and maintained environment.

New Housing

Phase 1 of the residential element of the scheme is underway with national house builder Persimmon who are constructing 170 three, four and five bedroom homes. This brings some of the potential workforce closer and will help attract national brands to the amenities on offer.

The village of Bowburn

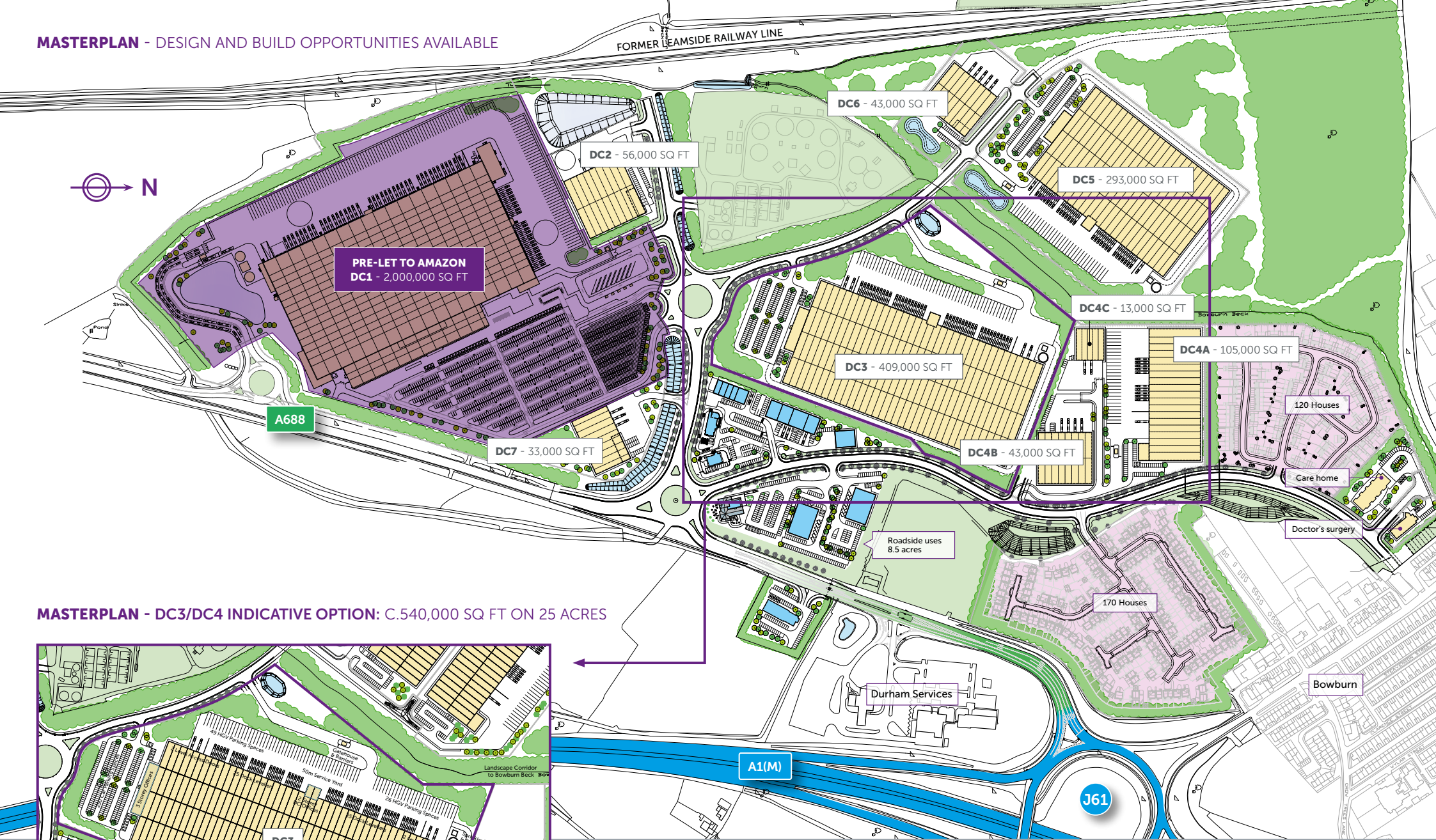
Bowburn is to the immediate north of Integra 61 and can be reached on foot. The village has a number of pubs, restaurants and shops and provides various amenities.

Durham

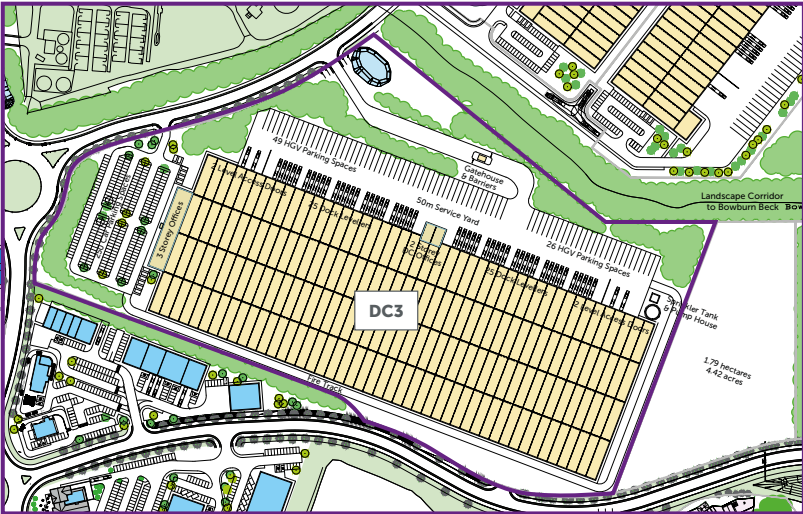
Durham itself, with all the benefits and opportunities a city can provide, is just 15 minutes drive away. The range and quality of all these amenities, within easy reach of Integra 61, will ensure it is not just an important logistics location, but a great place to live and work.



MASTERPLAN - DESIGN AND BUILD OPPORTUNITIES AVAILABLE



MASTERPLAN - DC3/DC4 INDICATIVE OPTION: C.540,000 SQ FT ON 25 ACRES



DC1 Pre let	2,000,000 SQFT	44.70 Acres
DC2	56,000 SQFT	3.64 Acres
DC3	409,000 SQFT	20.93 Acres
DC4 A, B, C	161,000 SQFT	8.56 Acres

DC5	293,000 SQFT	13.63 Acres
DC6	43,000 SQFT	2.78 Acres
DC7	33,000 SQFT	2.70 Acres

B2/B8 development	96.9 acres
Residential area (290 dwellings)	18.4 acres
Retail/Hotel/Roadside	8.5 acres
Total gross site area	205 acres

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DEVELOPER

