

Prime roadside opportunities



Trade, PFS, Self Storage, Dealership, Hotel, Pub & Drive Thru uses
Units from 1,000 sq ft. Plots from 0.5 acres



KFC

Opening late
2023

GREGGS

COSTA
COFFEE

BOWBURN WAY

OPTIMA

> www.integra61.co.uk

Sat Nav: DH6 5NP

what3words

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A1(M)

Indicative illustration

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. Amazon has leased a 2 million sq ft unit, and is operational 24/7, with over 1,000 jobs created and 800 car parking spaces.

The site offers

- A range of flexible retail and roadside plots to accommodate units from 1,000 sq ft
- Plots available immediately
- Prominent frontage to A688/Durham Services
- Excellent road access
- A landscaped and managed environment
- Very supportive and pro-growth Local Authority and development agency
- c.260 new homes and employment uses on the wider scheme

Opportunities for:

- | | |
|--------------------------|----------------|
| • Trade counters | • Hotel |
| • Car showrooms | • Self storage |
| • Restaurants/family pub | • Nursery |

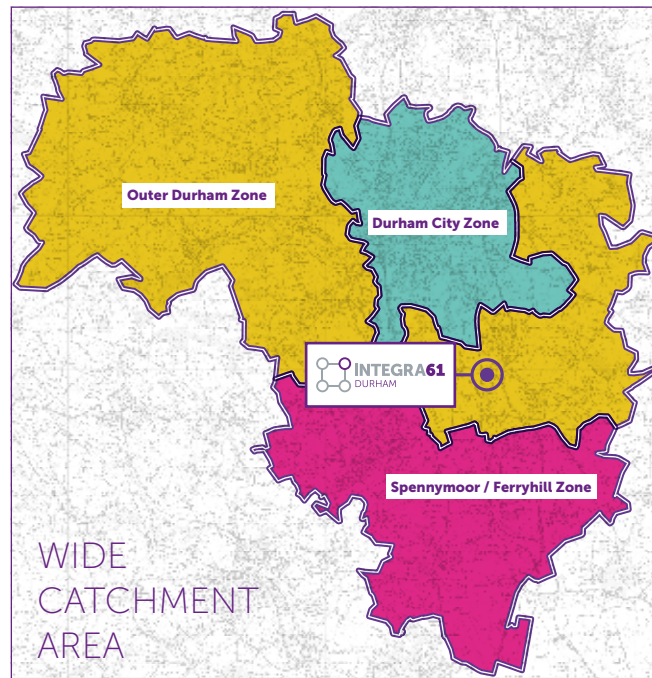


£494m

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 has established itself as the North East's premier mixed use logistics and manufacturing hub, with design and build opportunities available for units up to 300,000 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 c.260 new homes as well as proposals for a nursery, care home and doctors surgery.



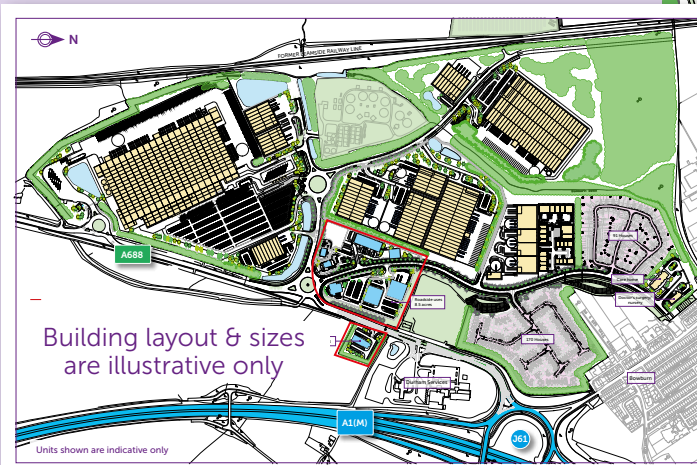
50,000+

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

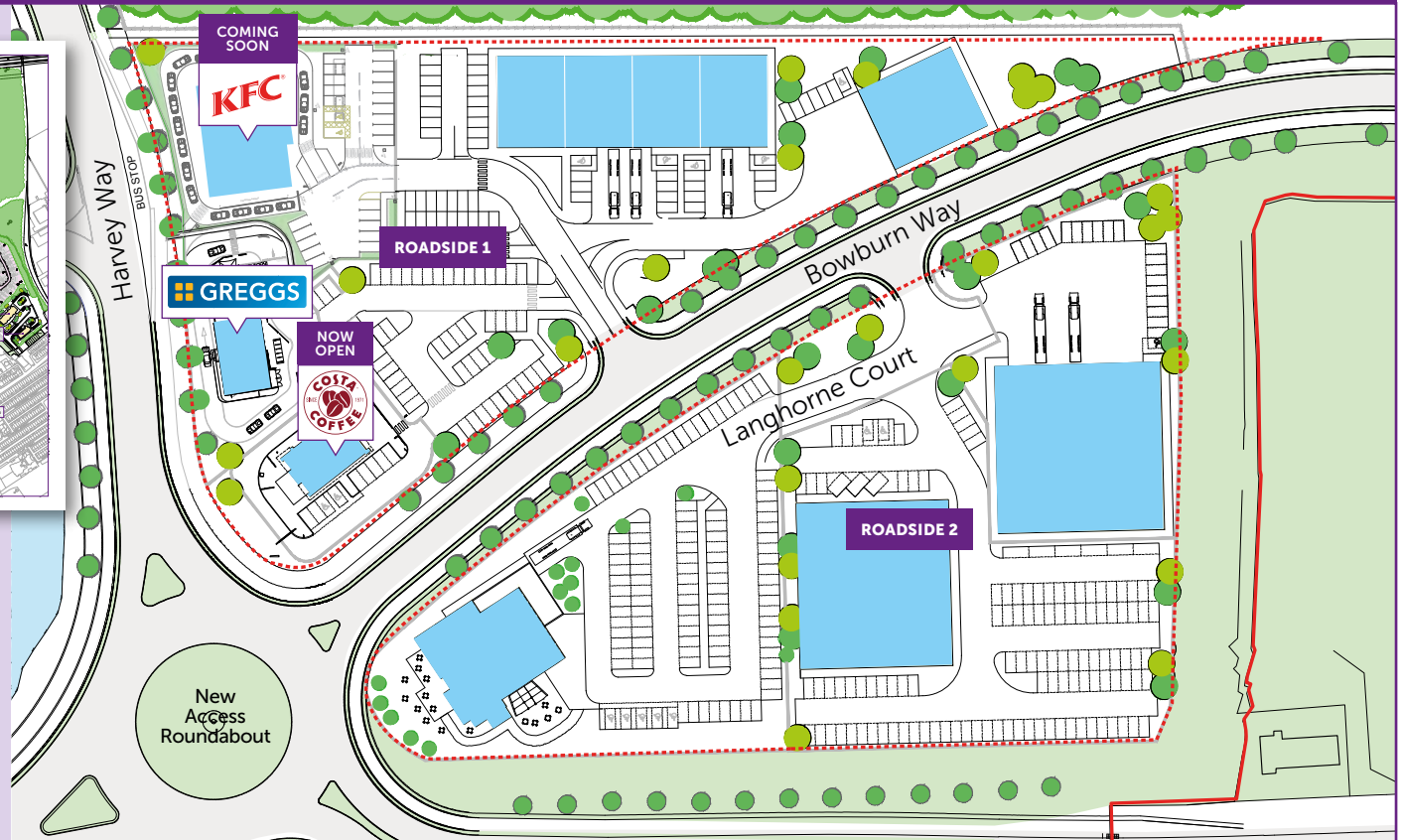


SCHEDULE OF ACCOMMODATION

Roadside 1: Trade Counter Units

Unit 1	3,000 sq ft (279 sq m)
Unit 2	3,000 sq ft (279 sq m)
Unit 3	4,000 sq ft (372 sq m)
Unit 4	3,000 sq ft (279 sq m)
Unit 5	4,600 sq ft (427 sq m)
Total	17,600 sq ft (1,635 sq m)

DT1	Costa Coffee
DT2	Greggs
DT3	KFC coming soon

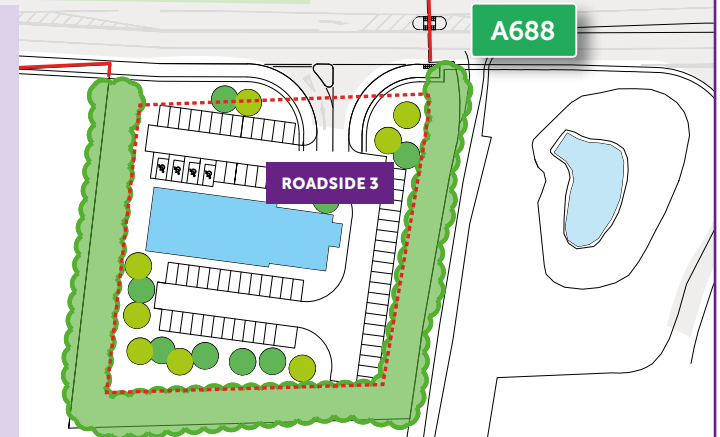


Roadside 2:

Pub/Restaurant	6,600 sq ft (613 sq m)
Car Dealerships	13,670 sq ft (1,270 sq m)
Self Storage	15,000 sq ft (1,394 sq m)

Roadside 3:

Hotel	70 beds
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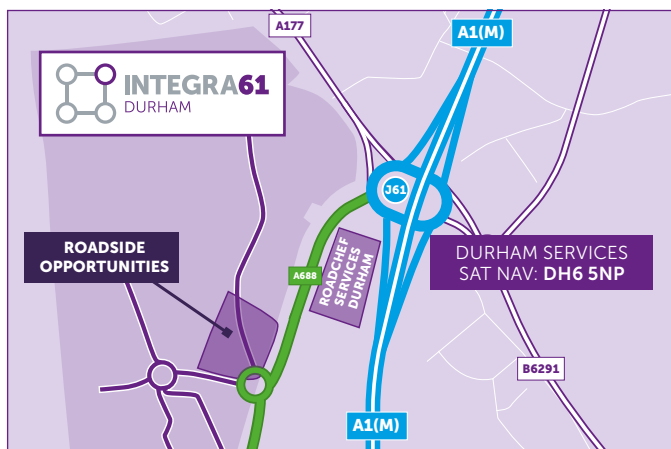
LOCATION



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(M) 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.



DEVELOPER



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