INTEGRA61
RETAIL
A1(M) J61

Prime retail roadside opportunities

Drive-thru, food & beverage, trade counter, retail, hotel and leisure opportunities

Units from 1,000 sq ft. Plots from 0.5 acres



www.integra61.co.uk

Sat Nav: DH6 5NP

Indicative illustration

THE OPPORTUNITY

Integra61 is the North East's leading mixed-use employment and retail scheme. Strategically located at Junction 61 of the A1(M) in Durham, it combines industrial and logistics, retail, homes, care and public realm. With Phase 2 consented, the development offers significant new opportunities across 3 million sq ft of commercial space, supporting over 6,000 jobs and continued regional growth.

The site offers

- **Plots from 0.5 acres**
- **Flexible roadside opportunities for sale or to let on a design and build basis**
- **Excellent visibility from the A688 and Durham Services**
- **Landscaped and managed environment**
- **Supportive pro-growth Local Authority and development agency**
- **Significant future residential and employment growth**

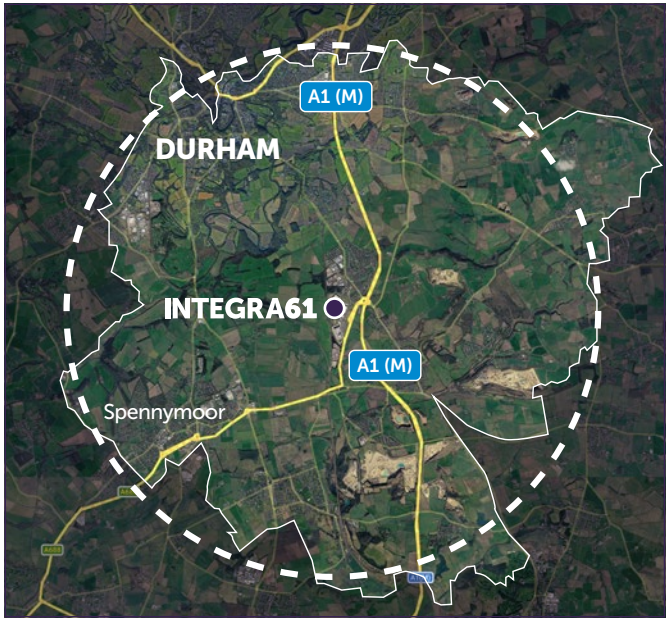


74,615 AND GROWING

A customer base that continues to grow

Integra61 is positioned at the heart of a large catchment area that includes 74,615 residents in 34,480 households thriving on 43,690 jobs.

With the local population forecast to increase by 4.9%, alongside significant residential, employment and infrastructure investment, the population of the catchment will continue to grow, and with it, the demand for online retail.



WIDE CATCHMENT AREA

6,000+ NEW JOBS

A thriving business community

Integra61 has become one of the North East's most successful employment locations. Existing development has already created thousands of jobs, with planning now approved for a Phase 2 of the Integra 61 scheme prioritising a further 3 million sq ft of employment space capable of supporting around 6,220 additional full-time jobs, further strengthening the site's customer base.

69,700+ VEHICLE TRIPS PER DAY

Integra61 occupies one of the region's busiest roadside locations.

- **69,700 vehicles travel the A1(M) daily**
- **41,765 vehicles use Junction 61 each day**
- **26,225 vehicles pass along the A688 at Integra61**

The scheme offers exceptional visibility and convenience for roadside retailers, food and beverage operators and other customer-facing businesses.

Left turn only from Durham Services

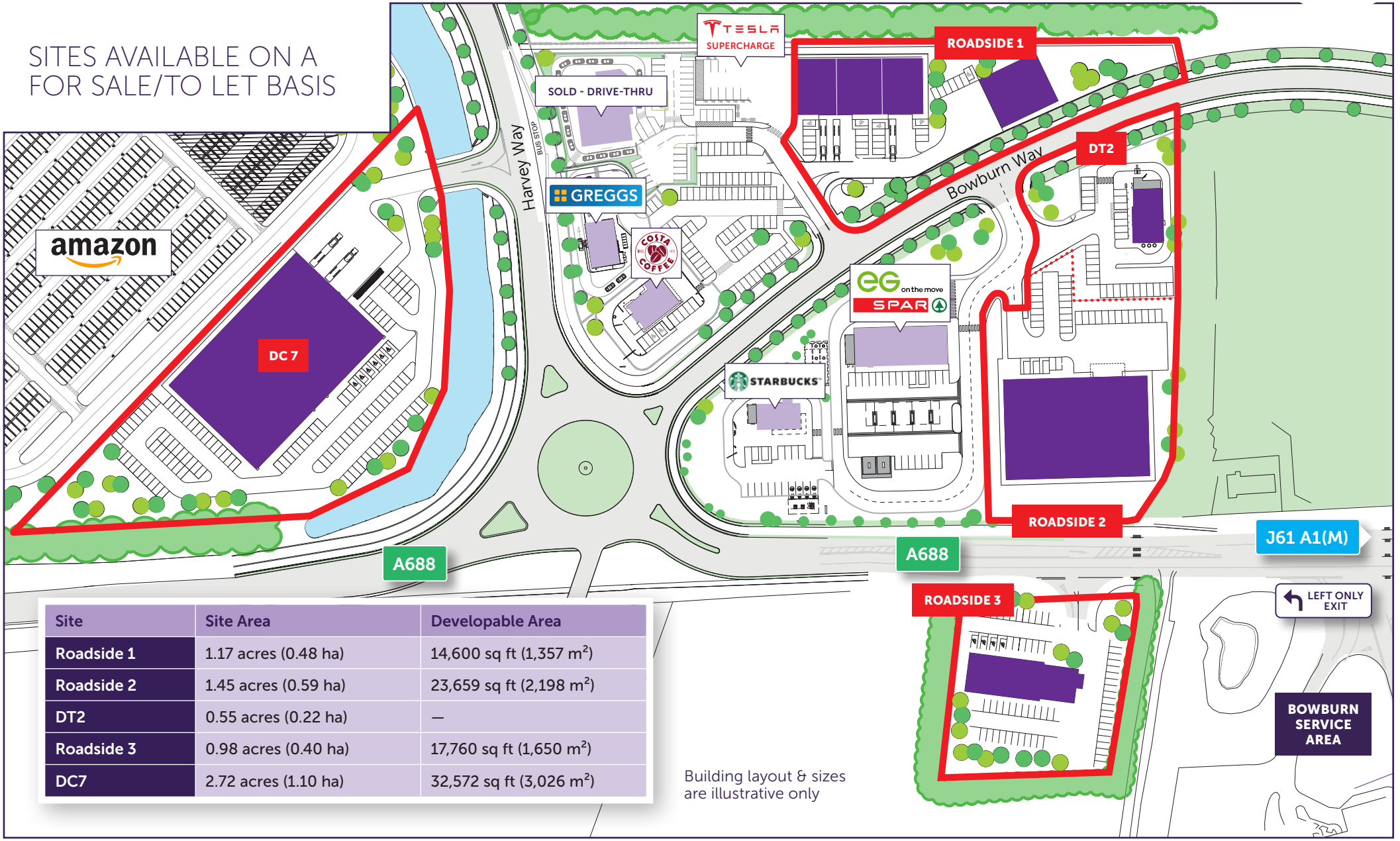
The left turn only egress for Durhan services ensures that all traffic leaving the services passes the Integra 61 retail cluster, giving them a second chance to stop and shop at this increasingly popular location.

INTEGRA61 RETAIL

ROADSIDE ILLUSTRATIVE MASTERPLAN

A1(M) J61

SITES AVAILABLE ON A FOR SALE/TO LET BASIS



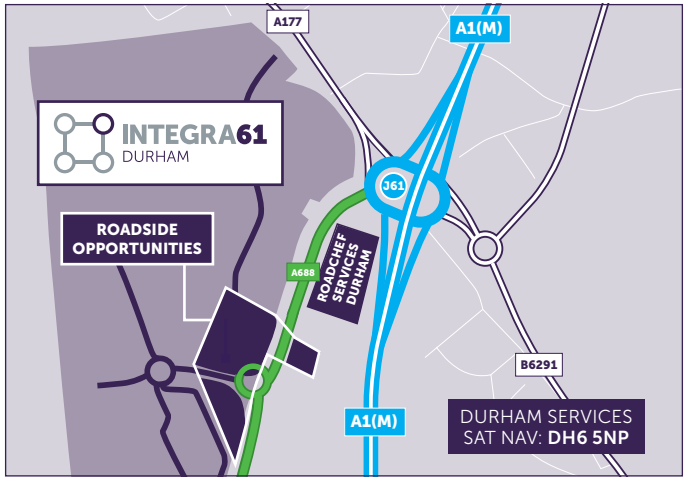
Site	Site Area	Developable Area
Roadside 1	1.17 acres (0.48 ha)	14,600 sq ft (1,357 m^2)
Roadside 2	1.45 acres (0.59 ha)	23,659 sq ft (2,198 m^2)
DT2	0.55 acres (0.22 ha)	—
Roadside 3	0.98 acres (0.40 ha)	17,760 sq ft (1,650 m^2)
DC7	2.72 acres (1.10 ha)	32,572 sq ft (3,026 m^2)

Building layout & sizes are illustrative only

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

CITRUS GROUP

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