INTEGRA61
INDUSTRIAL A1(M) J61

The North East's premier industrial and logistics hub

Fully serviced sites available for build to suit up to 140,000 sq ft



Sat Nav: DH6 5NP

CITRUS GROUP

www.integra61.co.uk

INTEGRA61 INDUSTRIAL

THE OPPORTUNITY



THE SITE OFFERS

- Plots from 2.72 acres to 8.57 acres
- Design and build units up to 140,000 sq ft
- For sale or lease
- Well established and managed environment extending to 105 acres
- Further expansion planned for Phase 2

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.

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.

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.

Phase 2

Outline planning permission has been granted for Phase 2 of Integra61, representing a further £340 million investment. The plans will deliver up to 3 million sq ft of industrial and logistics space, building on Phase 1, where around 90% of the original 3 million sq ft has been developed. Once complete, Phase 2 could support around 3,000 new jobs across County Durham and the wider North East.

INTEGRA61 INDUSTRIAL

MASTERPLAN – FLEXIBLE FREEHOLD AND LEASEHOLD OPPORTUNITIES AVAILABLE

A1(M) J61

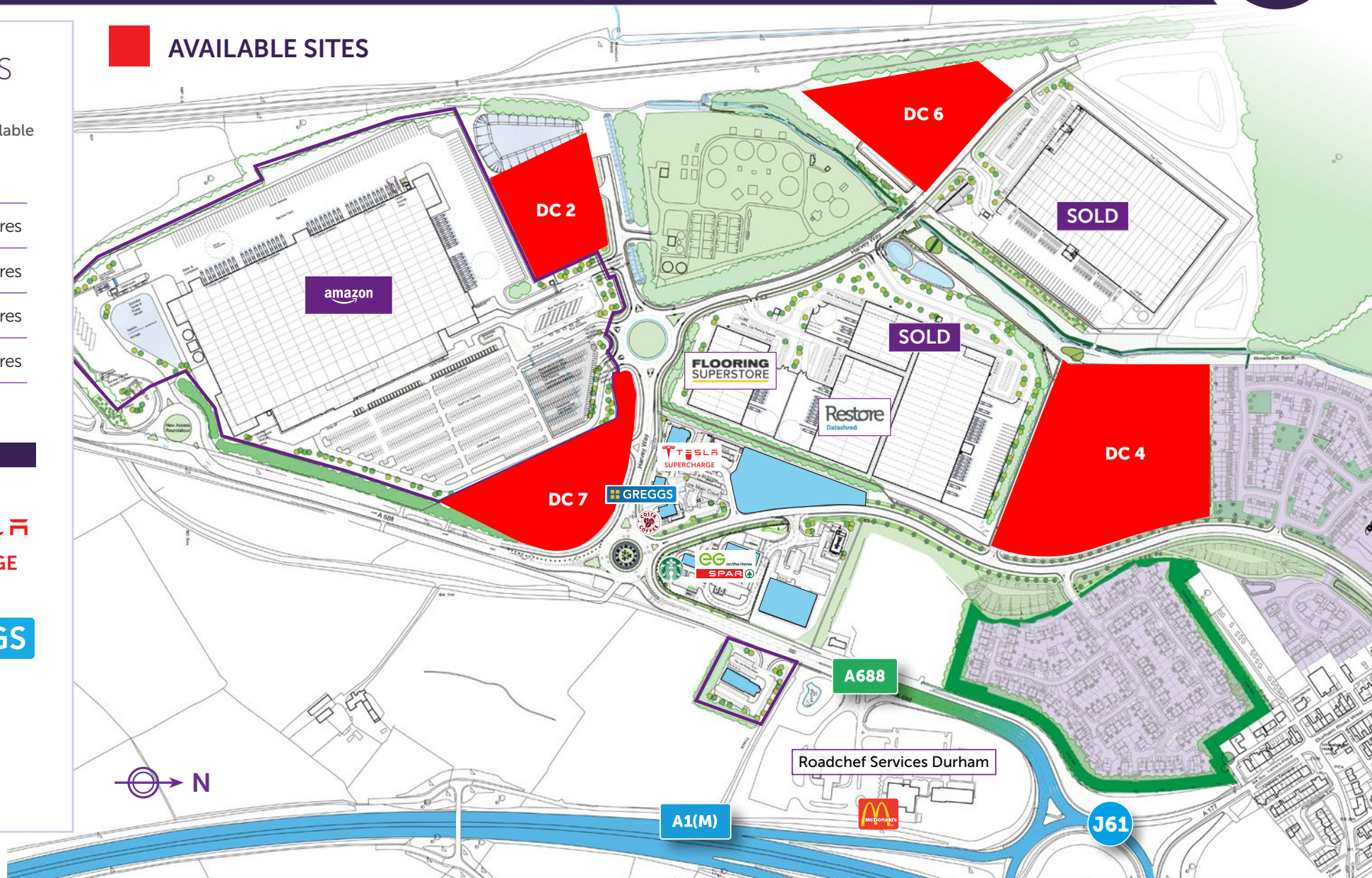
CURRENT OPPORTUNITIES

The scheme benefits from a Reserved Matters Consent for B2/B8 units with plots and units available in varying sizes up to the following:

DC2	73,679 sq ft	3.12 acres
DC4	140,273 sq ft	8.57 acres
DC6	46,200 sq ft	3.34 acres
DC7	32,572 sq ft	2.72 acres

ROADSIDE OCCUPIERS INCLUDE:

Starbucks, Costa Coffee, Tesla Supercharge, EG on the move SPAR, Greggs



STRATEGICALLY LOCATED

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
- Affordable 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

NISSAN | The co-operative

MOTION & CONTROL NSK | HITACHI Inspire the Next

amazon | CATERPILLAR®

COMPETITIVE & AVAILABLE LABOUR

With nearly double the level of industrial workers in County Durham compared to the UK average[1], 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 average[1].

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.

LARGE AVAILABLE WORKFORCE

1.5M PEOPLE

LIVE AND WORK WITHIN A 45 MINUTE DRIVE TO WORK TIME OF INTEGRA 61[4]

COMPETITIVE AVERAGE HOURLY PAY [1]

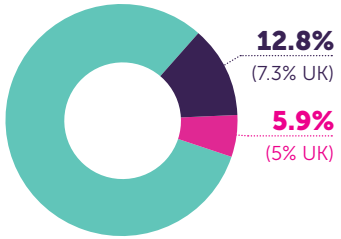
UK	**£20.39**
County Durham	**£16.67** -18%

12,400

PEOPLE **ACTIVELY SEEKING WORK** IN COUNTY DURHAM [1]

POSITIONED FOR LOGISTICS & MANUFACTURING

A MANUFACTURING HOTSPOT



EMPLOYEE JOBS BY INDUSTRY
COUNTY DURHAM [1]

- Manufacturing
- Transportation & Storage
- Other

18% ECONOMIC GROWTH

IN COUNTY DURHAM FROM 2020 TO 2022 [2]

PERFECTLY PLACED FOR LOGISTICS

2.9M POTENTIAL CUSTOMER BASE
WITHIN 60 MINS DRIVE [3]

1.35M CONSUMER & BUSINESS ADDRESSES
WITHIN 30 MINS DISTANCE [4]

Sources: [1] Nomis 2022 [2] ONS 2022 [3] Royal Mail 2019 [4] ESRI 2026

INTEGRA61 INDUSTRIAL

AMENITIES ON SITE AND BEYOND

A1(M) J61









Occupiers at Integra61 benefit from an excellent range of existing and planned amenities that support both the day-to-day needs of employees and the wider operational requirements of modern businesses.

Immediately adjacent to the site, Durham Services provides convenient access to facilities including WHSmith, Costa Coffee and McDonald's, while Integra61 itself has developed into a thriving roadside destination with Costa Coffee, Greggs, Starbucks, EG On The Move with SPAR already established.

Further opportunities within the scheme may include:

- Hotel and leisure facilities
- Additional Food & beverage businesses
- Nursery provision

Occupiers also benefit from a high-quality landscaped and professionally managed business environment, helping to create an attractive place to work, meet clients and welcome visitors.

New homes

The residential element of Integra61 is well advanced, with around 260 new homes delivered by national housebuilders Persimmon and Bellway. The growing residential community strengthens the local labour pool while supporting the expanding range of retail, leisure and food & beverage amenities available across the scheme.

Bowburn

The village of Bowburn lies immediately north of Integra61 and is within walking distance. It offers a range of local shops, cafés, pubs and everyday services, providing additional convenience for employees and visitors.

Durham

Just 15 minutes from the scheme, Durham offers all the advantages of a vibrant cathedral city, including restaurants, hotels, leisure facilities and cultural attractions. Together with the amenities available on-site, this ensures Integra61 is not only an outstanding location for industrial and logistics businesses, but also an excellent place for people to work, meet and do business.



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

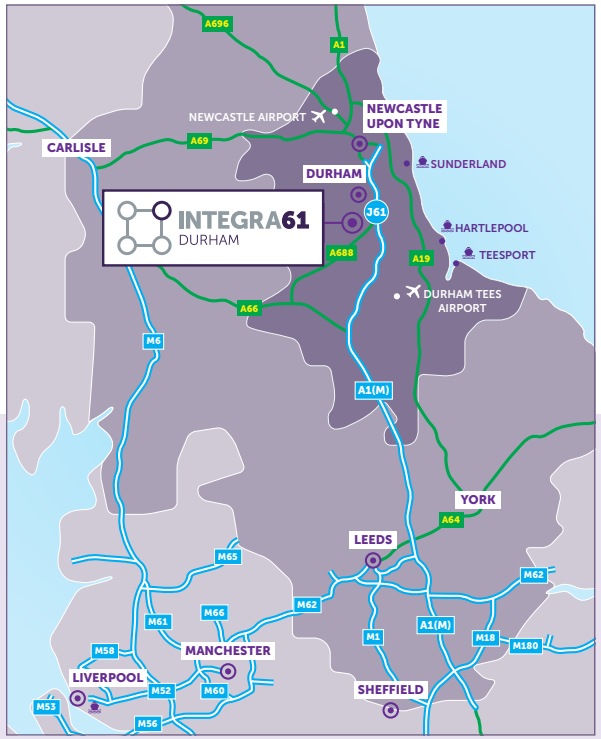
HGV DRIVETIMES

	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



0-1h 1h-2h 2h-3h



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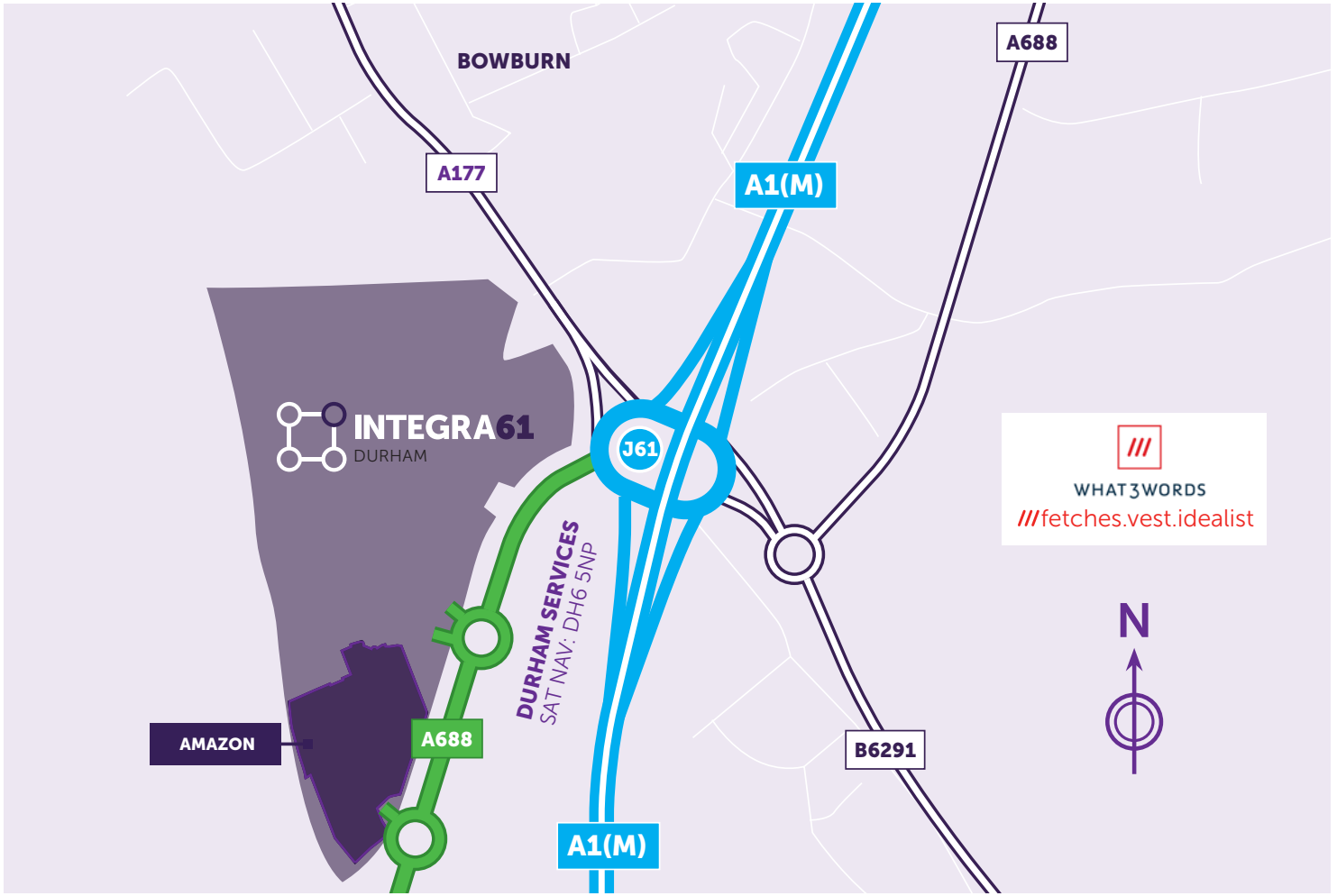
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