

# ↑ CONNECT 43 ↓

AT INTEGRA 61  
DURHAM

TO LET  
INDUSTRIAL/WAREHOUSE UNIT  
42,957 SQ FT  
AVAILABLE NOW



J61 A1(M) - SAT NAV: DH6 5FQ

CONNECT 43

CONNECT 43 42,957 SQ FT

A JOINT DEVELOPMENT BY



> [www.connectintegra61.co.uk](http://www.connectintegra61.co.uk)

# SITE PLAN



## ACCOMMODATION & SPECIFICATION

**BREEM**<sup>®</sup>











EPC Rating of 'A' and BREEM 'Excellent'.

**A** 0-25

### CONNECT 43

	sq ft	sq m
Warehouse	40,100	3,725
Offices	2,857	265
<b>TOTAL GIA</b>	<b>42,957</b>	<b>3,991</b>

### SPECIFICATION

-  11m eaves height
-  29 car parking spaces
-  2 level access doors
-  2 EV parking spaces
-  2 dock doors
-  3 HGV parking spaces
-  50m yard depth
-  200kva power supply
-  Floor loading 50Kn/m<sup>2</sup>
-  10% roof lights





# AT INTEGRA 61 CONNECT

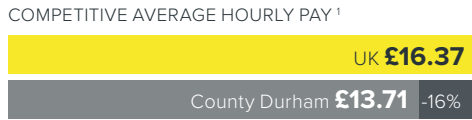
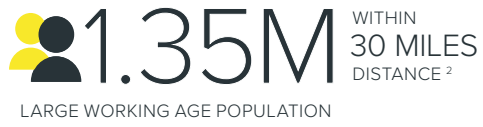
## COMPETITIVE & AVAILABLE LABOUR

With nearly double the level of industrial workers in County Durham compared to the UK average<sup>1</sup>, 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 11% less than the national average<sup>1</sup>.

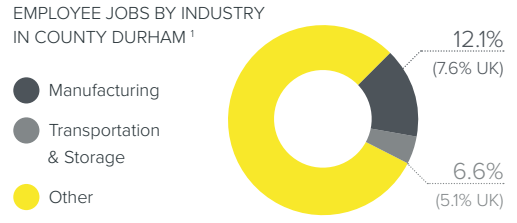
There is direct access to a large consumer base within the region, Integra 61 is in prime position for manufacturers, e-commerce retailers, logistics and last mile delivery services.

### LARGE & AVAILABLE WORKFORCE



## IDEAL FOR LOGISTICS & MANUFACTURING

### A MANUFACTURING HOTSPOT



### PERFECTLY PLACED FOR LOGISTICS



Sources: <sup>1</sup> Nomis 2023. Gross hourly pay by place of work. <sup>2</sup> ONS 2021 <sup>3</sup> Royal Mail 2023 <sup>4</sup> NELEP 2018



# LOCATION & DRIVE TIMES

**Integra 61 is the premier industrial and logistics hub in the North East**, situated immediately adjacent to **junction 61 of the A1(M)**.

Connect at Integra 61 is a new five-unit industrial/warehouse opportunity, consisting of units from **42,957 to 298,621 sq ft**, with two units already let.

Connect 43 is a grade-A unit, built to an institutional specification totalling **42,957 sq ft**.

Strong sustainability credentials with **EPC rating of 'A'** and **BREEAM 'Excellent'**.



CITIES	MILES	HGV TIME
Durham	4.4	8mins
Newcastle	22	30mins
Leeds	82.9	1hr 28mins
Manchester	118.3	2hrs 07mins
Edinburgh	146.1	2hrs 27mins
Birmingham	182	3hrs 15mins
London	240	4hrs 20mins
PORTS		
Port of Tyne	24	38mins
Teesport	23	32mins
AIRPORTS		
Newcastle International	27	40mins
Teesside International	21	31mins

# FURTHER INFORMATION

A JOINT DEVELOPMENT BY



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