

↑ CONNECT 298 ↓

AT INTEGRA 61
DURHAM

TO LET
INDUSTRIAL/WAREHOUSE UNIT
298,621 SQ FT
AVAILABLE NOW

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

↑
CONNECT 298
↓



CONNECT 298 298,621 SQ FT

A JOINT DEVELOPMENT BY

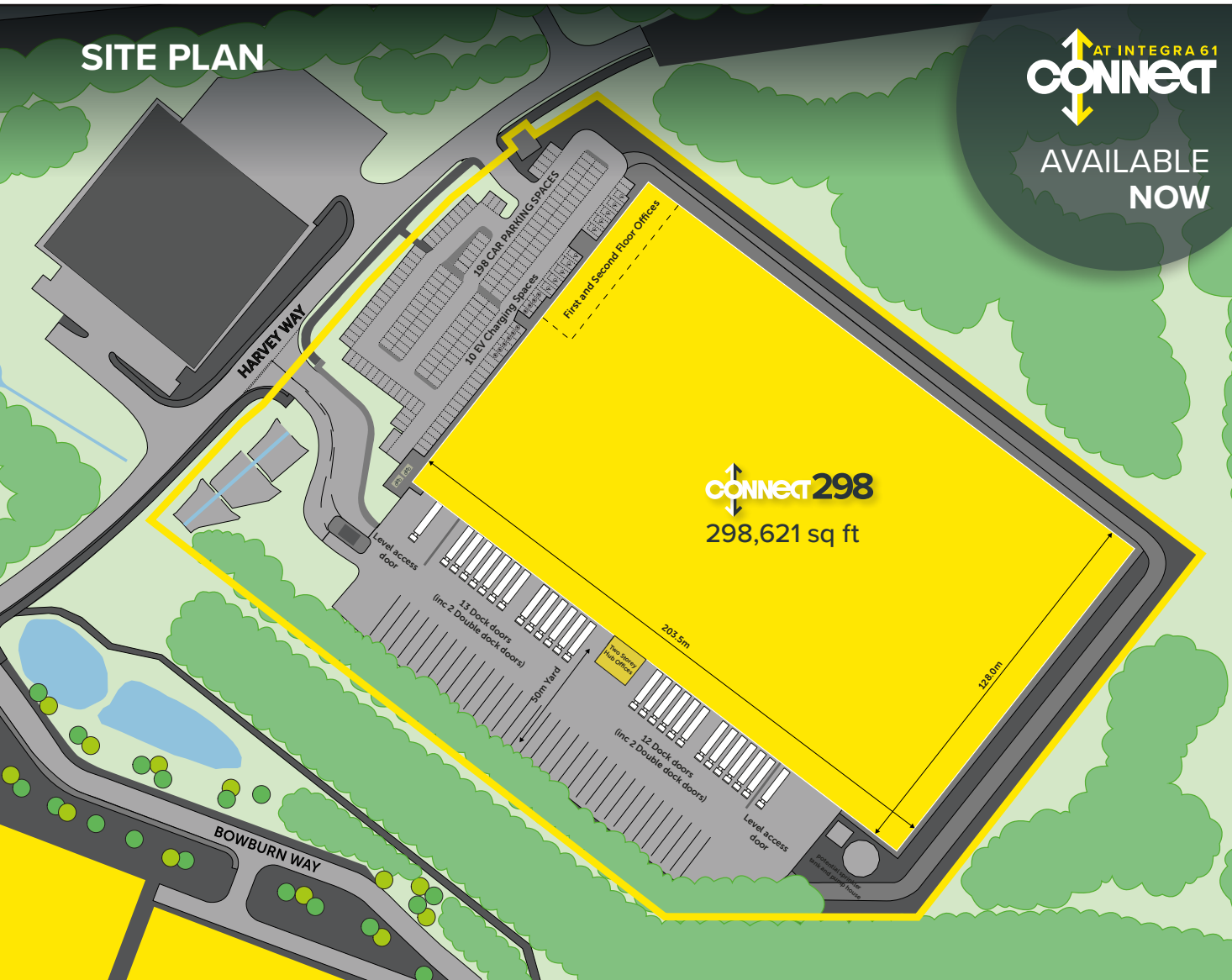


> www.connectintegra61.co.uk

SITE PLAN



AVAILABLE NOW



ACCOMMODATION & SPECIFICATION

BREEM[®]

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

A 0-25

CONNECT 298

	sq ft	sq m
Warehouse	278,298	25,855
Offices	16,642	1,546
2 Storey Hub Offices	3,682	342
TOTAL GIA	298,621	27,743

SPECIFICATION

- 15m eaves height
- 198 car parking spaces
- 25 dock doors
- 10 EV parking spaces
- 2 level access doors
- 33 HGV parking spaces
- 50m yard depth
- 1200kva power supply
- Floor loading 50Kn/m²
- 15% roof lights



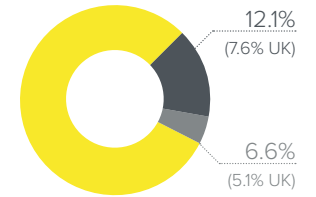


IDEAL FOR LOGISTICS & MANUFACTURING

A MANUFACTURING HOTSPOT

EMPLOYEE JOBS BY INDUSTRY IN COUNTY DURHAM ¹

- Manufacturing
- Transportation & Storage
- Other



£13B

VALUE OF GOODS EXPORTED FROM THE NORTH EAST REGION ⁴

PERFECTLY PLACED FOR LOGISTICS



2.58M

WITHIN 30 MILES DISTANCE ²

POTENTIAL CUSTOMER BASE



1.32M

WITHIN 30 MILES DISTANCE ³

CONSUMER & BUSINESS ADDRESSES

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

COMPETITIVE & 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 11% less than the national average¹.

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



1.35M

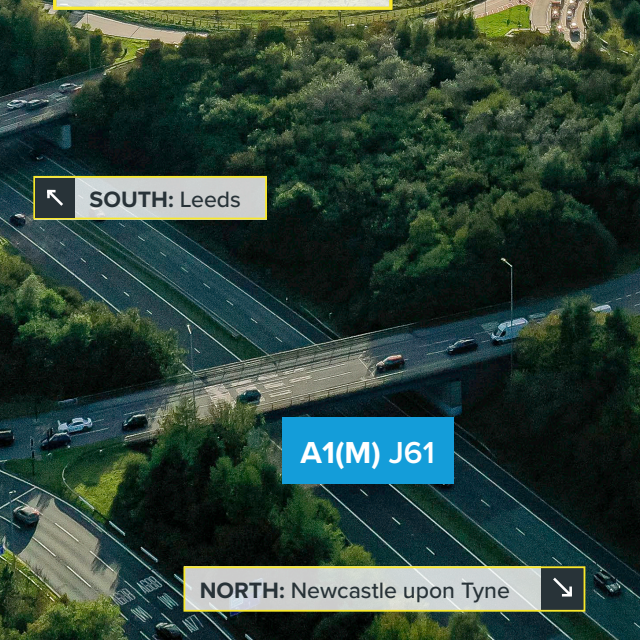
WITHIN 30 MILES DISTANCE ²

LARGE WORKING AGE POPULATION

COMPETITIVE AVERAGE HOURLY PAY ¹



WANTS A JOB IN COUNTY DURHAM ¹



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 298 is a grade-A self-contained unit, built to an institutional specification totalling 298,621 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
Teeside International	21	31mins

FURTHER INFORMATION

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