

**TO LET**

4 NEW INDUSTRIAL WAREHOUSE UNITS

42,957 - 151,678 SQ FT

**AVAILABLE NOW**

# CONNECT

AT INTEGRA 61  
DURHAM

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

CONNECT 152

CONNECT 43

CONNECT 84

CONNECT 63

<b>CONNECT 43</b>	42,957 SQ FT
<b>CONNECT 63</b>	63,396 SQ FT
<b>CONNECT 84</b>	84,175 SQ FT
<b>CONNECT 152</b>	151,678 SQ FT

A JOINT DEVELOPMENT BY



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



## ACCOMMODATION & SPECIFICATION

BREEAM® target EPC Rating of 'A' and BREEAM '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
- 2 dock level doors
- 2 level access doors
- 40m yard depth
- 30 car parking spaces
- Floor loading 50Kn/m2
- 200kVA power supply

### CONNECT 84

	sq ft	sq m
Warehouse	80,195	7,450
Offices	3,980	370
<b>TOTAL GIA</b>	<b>84,175</b>	<b>7,820</b>

#### SPECIFICATION

- 12m eaves height
- 8 dock level docks
- 2 level access doors
- 40m yard depth
- 50 car parking spaces
- Floor loading 50Kn/m2
- 400kVA power supply

### CONNECT 63

	sq ft	sq m
Warehouse	60,118	5,585
Offices	3,277	304
<b>TOTAL GIA</b>	<b>63,396</b>	<b>5,890</b>

#### SPECIFICATION

- 12m eaves height
- 6 dock level doors
- 2 level access doors
- 38m yard depth
- 40 car parking spaces
- Floor loading 50Kn/m2
- 300kVA power supply

### CONNECT 152

	sq ft	sq m
Warehouse	142,572	13,245
Offices	6,584	612
Hub offices	2,522	234
<b>TOTAL GIA</b>	<b>151,678</b>	<b>14,091</b>

#### SPECIFICATION

- 15m eaves height
- 14 dock level doors
- 4 level access doors
- 50m yard depth
- 79 car parking spaces
- Floor loading 50Kn/m2
- 600kVA power supply



## 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.

## IDEAL FOR LOGISTICS & MANUFACTURING

A MANUFACTURING HOTSPOT

EMPLOYEE JOBS BY INDUSTRY IN COUNTY DURHAM<sup>1</sup>



LARGE & AVAILABLE WORKFORCE



PERFECTLY PLACED FOR LOGISTICS



COMPETITIVE AVERAGE HOURLY PAY<sup>1</sup>



Sources: <sup>1</sup> Nomis 2021 <sup>2</sup> ONS 2017 <sup>3</sup> Royal Mail 2022

## 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 5 unit industrial/warehouse opportunity consisting of units from **42,957 to 298,621 sq ft**.

This development comprises of four units, built to an institutional specification totalling **342,205 sq ft**. Individual unit sizes ranging from **42,957 sq ft to 151,678 sq ft**.

Strong sustainability credentials including a target **EPC Rating of 'A'** and **BREEAM 'Excellent'**.



CITIES	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
PORTS		
Port of Tyne	24	38mins
Teesport	23	32mins
AIRPORTS		
Newcastle International	27	40mins
Teesside International	21	31mins

## FURTHER INFORMATION

A JOINT DEVELOPMENT BY



Should you require further information contact:

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