



# TO LET

**CONNECT 63 DURHAM**  
INDUSTRIAL/WAREHOUSE UNIT  
63,396 SQ FT **AVAILABLE NOW**

**Bradley Hall**



# ACCOMMODATION & SPECIFICATION

| CONNECT 63       | SIZE (SQ FT)  | SIZE (SQ M)  |
|------------------|---------------|--------------|
| Warehouse        | 60,118        | 5,585        |
| Offices          | 3,277         | 304          |
| <b>TOTAL GIA</b> | <b>63,396</b> | <b>5,890</b> |



12m eaves height



2 level access doors



6 dock doors



38 yard depth



41 car parking spaces



2 EV parking spaces



300kva power supply



10% roof lights



Floor loading **50Kn/m<sup>2</sup>**



EPC Rating of 'A' and BREEAM 'Excellent'.  
**A** 0-25





# 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 the prime position for manufacturers, e-commerce retailers, logistics and last mile delivery services.

## LARGE & AVAILABLE WORKFORCE

**1.35M** WITHIN  
**30 MILES**  
DISTANCE<sup>2</sup>

Large working age population



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

UK **£16.37**

County Durham **£13.71** -16%

## WANTS A JOB IN COUNTY DURHAM<sup>1</sup>

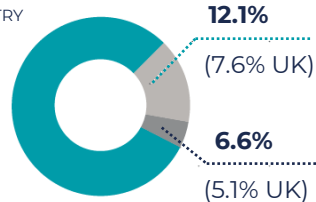
**22,000**



## A MANUFACTURING HOT SPOT

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

- Manufacturing
- Transportation & Storage
- Other



**£13B**

VALUE OF GOODS EXPORTED  
FROM THE NORTH EAST REGION<sup>4</sup>

## PERFECTLY PLACED FOR LOGISTICS

**2.58M** WITHIN  
**30 MILES**  
DISTANCE<sup>2</sup>

Potential customer base



**1.32M**

Customer & business  
addresses

WITHIN  
**30 MILES**  
DISTANCE<sup>3</sup>



**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

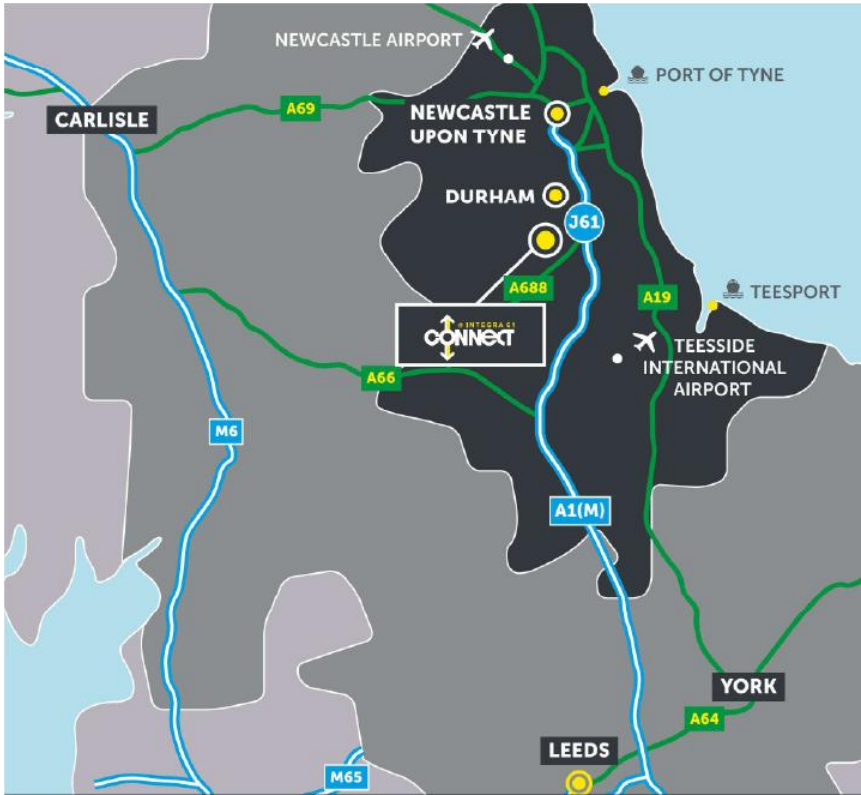
# LOCATION & DRIVE TIMES

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

Connect 63 us a grade-A unit, built to an institutional specification totalling **63,396 sq ft.**

Strong sustainability credentials with **EPC Rating of ‘A’** and **BREEAM ‘Excellent’.**



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

## CONTACT

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