

# Prime roadside and retail opportunities

Plots from 0.5 acres

Planning consent granted



**INFRASTRUCTURE  
UNDERWAY**

**SOUTH: Leeds**

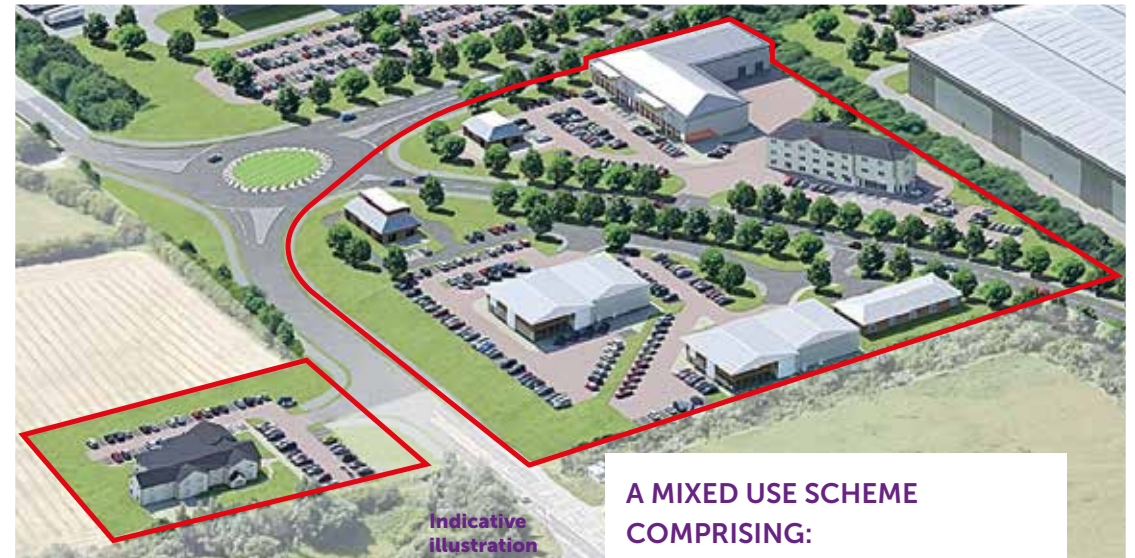
**A1(M)**

Indicative  
illustration

**Durham Services**  
SAT NAV: DH6 5NP

**NORTH: Newcastle upon Tyne**

**J61**



Indicative  
illustration

**A MIXED USE SCHEME  
COMPRISING:**

- Car showrooms
- Restaurants
- Retail
- Hotel
- Drive-thru
- Family pub
- Nursery

**FOR SALE/TO LET**



**> [www.integra61.co.uk](http://www.integra61.co.uk)**



## AN EXCEPTIONAL OPPORTUNITY

A1(M) J61

### THE OPPORTUNITY

Integra 61 offers an exceptional working and living environment aimed at attracting major occupiers to the North East, where there are currently limited opportunities.

#### The site offers

- A range of flexible retail and roadside plots
- Buildings available from autumn 2017
- Prominent frontage to A688/Durham Services
- Excellent road access
- A landscaped and managed environment
- Very supportive and pro-growth Local Authority and development agency
- 270 new homes and employment uses on the wider scheme

#### Consent granted for:

- Car showrooms
- Restaurants
- Retail
- Hotel
- Drive-thru
- Family pub
- Nursery

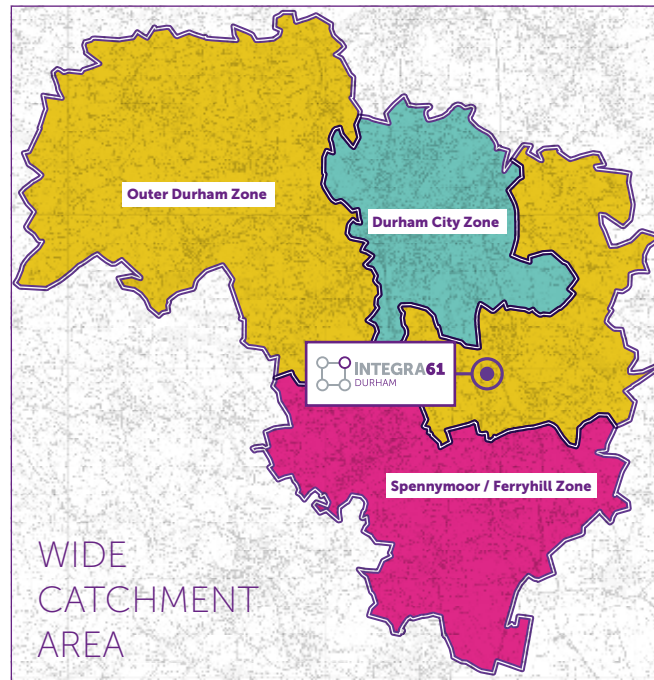


# £494m

RETAIL SPEND PER ANNUM

Current expenditure on comparison retail goods within the catchment is high – totalling £493.8m for 2016, and is expected to rise by 38.4% over the next decade to £684m.

Based on the functional 'zones' defined by Durham County Council (see below), which take account of factors including the location of existing centres and drive times, the catchment area of the development has a population of more than 155,000, and is forecast to grow by 5.3% over the next decade.



# 4,000+

JOBS

Integra 61 is set to become the North East's premier logistics and manufacturing hub, with design and build opportunities available for units up to 1M sq ft on a 205 acre site.

Once completed, the overall scheme is expected to create more than 4,000 jobs (and potential customers), and includes the development of 270 new homes as well as proposals for a nursery, care home and doctors surgery.



# 50,000+

VEHICLE TRIPS PER DAY

Situated just four miles from Durham, 80 miles north of Leeds and 20 miles south of Newcastle, it is estimated that there will be over 50,000 vehicles trips using the J61 roundabout (just 200m away from the site) every day. Additionally, the site is diagonally opposite the very popular Durham Services, which will allow occupiers to benefit from access to the many existing visitors to the area.





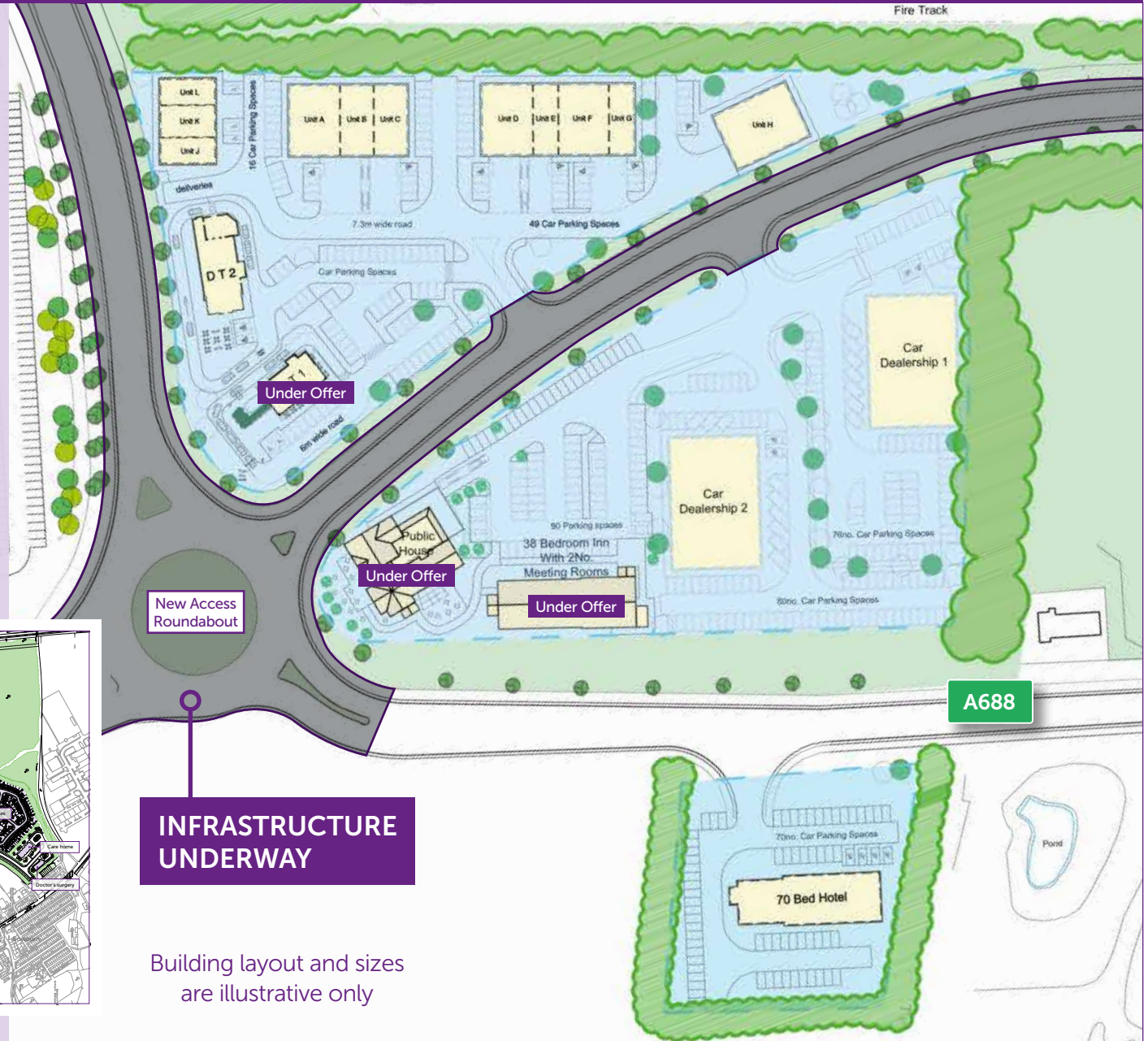
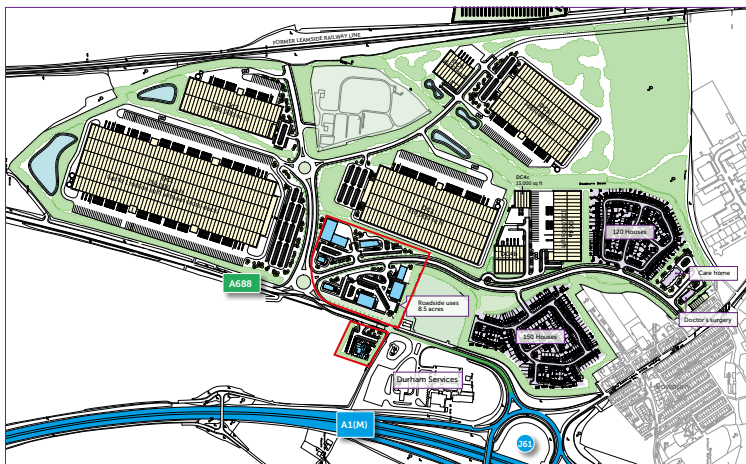
# INTEGRA 61 - ROADSIDE ILLUSTRATIVE MASTERPLAN

## SCHEDULE OF ACCOMMODATION

Hotel		70 beds
Nursery	4,850 sq ft	450 sq m
Pub/Restaurant (1.6 acres)	6,600 sq ft	613 sq m
Car Dealerships	20,019 sq ft	1,860 sq m
Drive Thru	4,402 sq ft	409 sq m
Bulky Goods Retail	20,000 sq ft	1,858 sq m

INFRASTRUCTURE  
WORKS UNDERWAY

**BUILDINGS AVAILABLE  
SUMMER 2018**



**INFRASTRUCTURE  
UNDERWAY**

Building layout and sizes  
are illustrative only

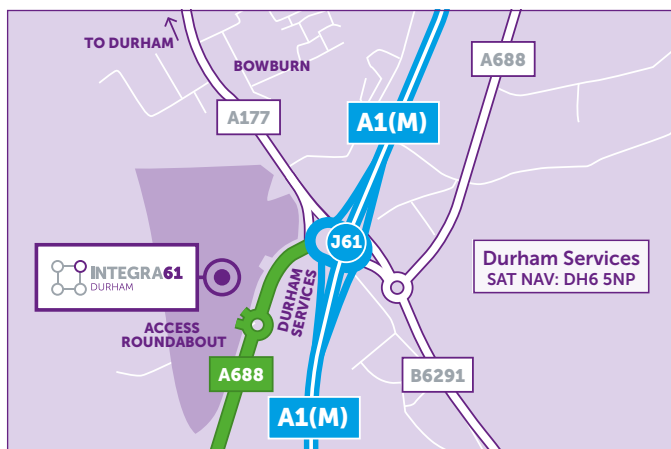
## LOCATION



## 740,000 PEOPLE LIVE WITHIN 30 MINUTES OF INTEGRA 61

Integra 61 is a prime location for roadside and retail uses due to its prominent frontage to the A688/Durham Services and easy access to the A1 motorway.

Next to the village of Bowburn (home to approximately 4,000 people), the site lies just 4 miles away from the world renowned University City of Durham, which hosts a population of over 40,000.



## DEVELOPERS



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**ROBERT RAE**  
02476 636888  
07860 398744  
robert.rae@avisonyoung.com

**ANDREW JACKSON**  
020 7493 2180  
07747 774201  
andrew.jackson@avisonyoung.com



**KEITH STEWART**  
0191 211 1559  
07796 302147  
keithstewart@naylors.co.uk

**ANGUS WHITE**  
0191 211 1551  
07973 764 662  
anguswhite@naylors.co.uk