



DURHAMGATE

a place for everyone

BRAND NEW & SELF-CONTAINED GRADE A OFFICE SPACE

TO LET FROM 1,000 TO 6,000 SQ FT - AVAILABLE SEPTEMBER 2018

DL16 6YJ

DurhamGate is one of the region's largest mixed-use developments and offers occupiers a range of flexible property solutions, from office, light industrial and R&D space, to retail and leisure, hotels and executive homes.

WELCOME



Having established itself as a thriving employment-led destination in its own right, DurhamGate is now home to a range of global, national and local brands, including Stanley Black & Decker, Boots, Thorn Lighting, Livin Housing Ltd and Learning Curve.



Strategically located in the heart of North East England DurhamGate benefits from high quality transport infrastructure, as well as superfast broadband, helping ensure seamless connections for both work and life.

SPECIFICATION

DurhamGate offers office occupiers the opportunity to move into brand new, grade A office space from 1,000 - 6,000 sq ft in one of the region's prospering business communities.

This latest phase of office space will be ready to occupy in September 2018. Each of the units will be finished to a high specification with the flexibility to be fitted out to match the specific needs of occupiers.



- ✓ UNITS FROM 1,000 TO 6,000 SQ FT
- ✓ GRADE A SPECIFICATION
- ✓ AIR CONDITIONING
- ✓ SUSPENDED CEILINGS
- ✓ FLEXIBLE FLOOR PLATES
- ✓ FLOOR TO CEILING GLAZING
- ✓ PRIVATE ENTRANCE & RECEPTION AREA
- ✓ UNINTERRUPTED VIEWS TOWARDS DURHAM

MASTERPLAN

AVAILABILITY

- 1 Phase 1 Offices
- 2 Phase 2

OCCUPIERS

- 3 Learning Curve
- 4 Stanley Black & Decker
- 5 Green Hills Business Park
- 6 Boots
- 7 Enterprise City
- 8 Livin Housing Ltd
- 9 Thorn Lighting

AMENITIES

- 10 Fox Cub Pub
- 11 Costa Coffee
- 12 Dominos Pizza
- 13 McDonalds
- 14 Starbucks
- 15 Petrol Station (Inc Subway & Greggs)
- 16 KFC
- 17 Coach & Horses Pub

RESIDENTIAL

- 18 Housing



SITE PLAN

UNITS 1-7



UNIT 8

AVAILABLE

UNIT 9

AVAILABLE

UNIT 10

AVAILABLE



FLOOR PLANS

The three units can be combined into a self-contained unit of 6,000 sq ft.

Unit 8

Ground Floor 1,000 sq ft 93 sq m
 First Floor 1,000 sq ft 93 sq m

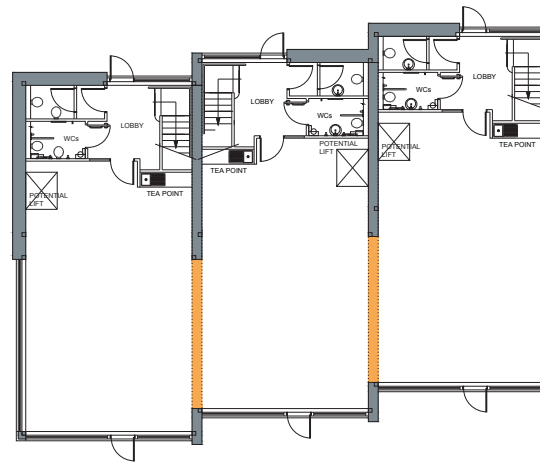
Unit 9

Ground Floor 1,000 sq ft 93 sq m
 First Floor 1,000 sq ft 93 sq m

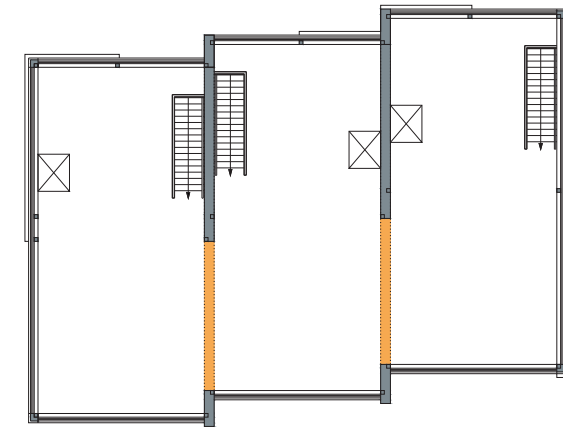
Unit 10

Ground Floor 1,000 sq ft 93 sq m
 First Floor 1,000 sq ft 93 sq m

All areas are estimated and subject to final measure.



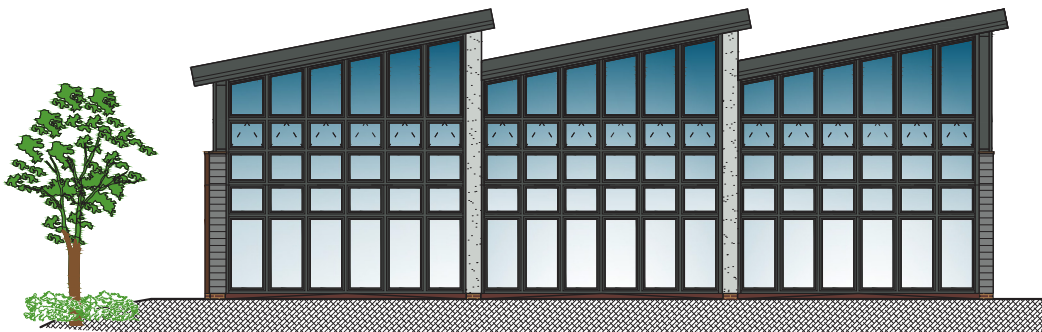
Ground Floors



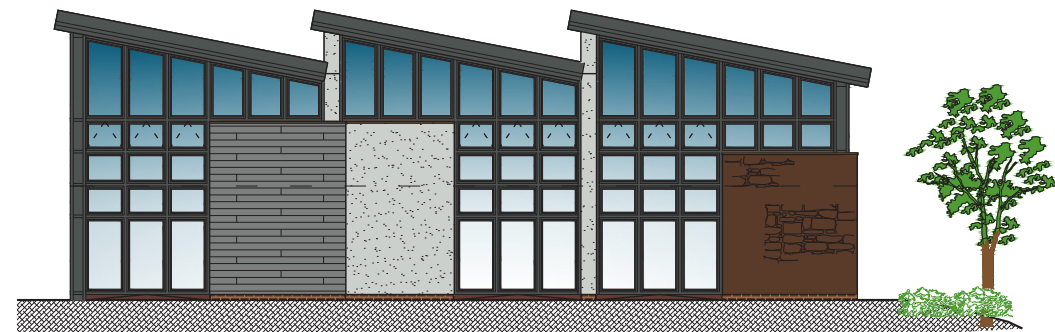
First Floors

COLOURED LINE DENOTES WHERE PARTITION WALLS COULD BE REMOVED TO COMBINE OFFICES.

UNITS 8-10 ELEVATIONS



Front - South West car park elevation



Rear - North East entrance road elevation

LOCATION

Located 5 miles south of Durham City, between the conurbations of Tyneside & Teesside, DurhamGate is perfectly located for employment and enjoyment.



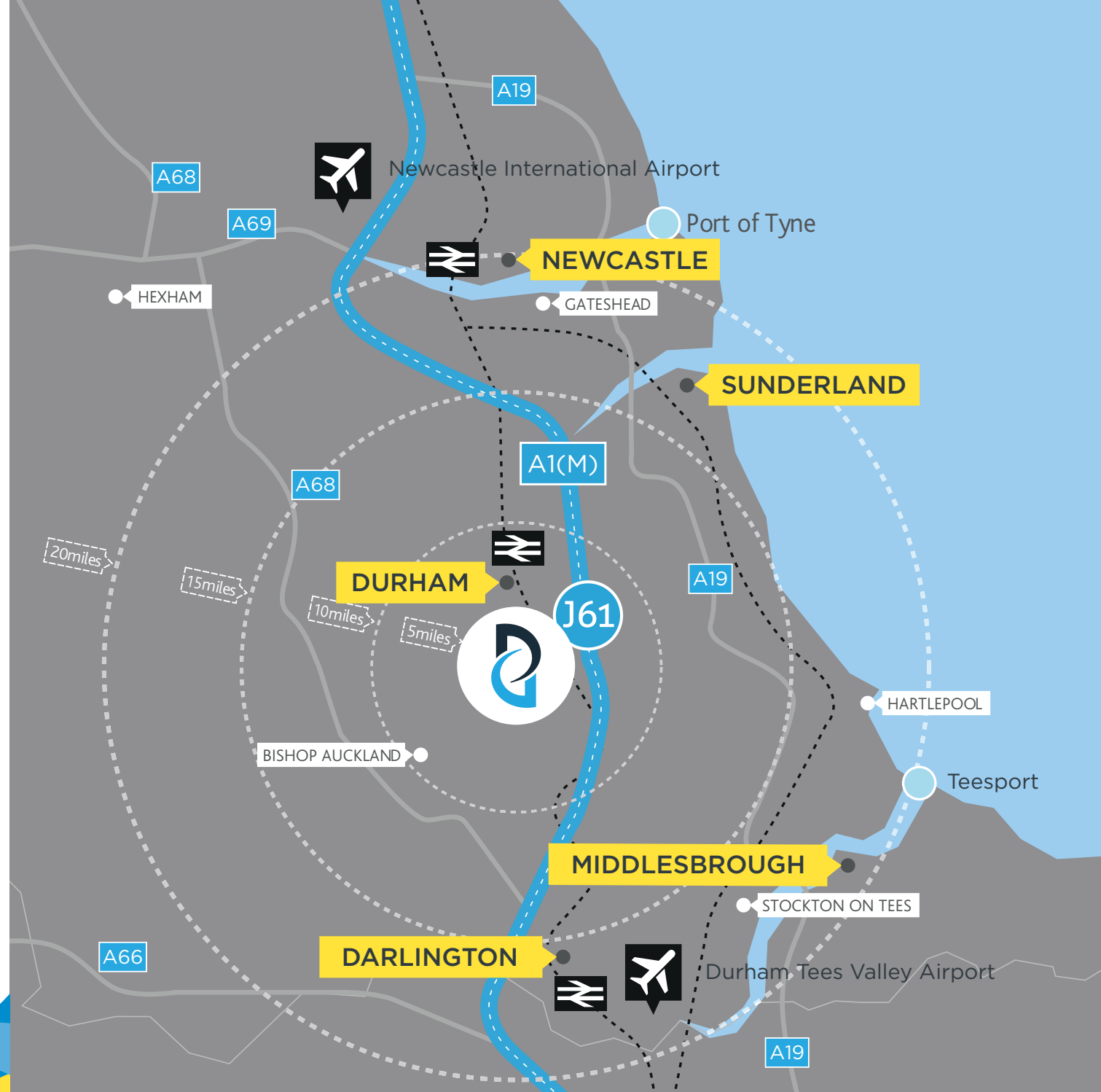
BY CAR

- Situated adjacent to the A167
- 5 mins to junction 61 of the A1M
- 10 mins to Sedgfield
- 11 mins to Bishop Auckland
- 12 mins to Durham
- 21 mins to Stockton-on-Tees
- 24 mins to Hartlepool
- 40 mins to Newcastle



BY TRAIN (FROM DURHAM)

- 12 mins to Newcastle Central
- 40 mins to Newcastle Airport
- 1 hr 40 mins to Edinburgh
- 2 hrs 40 mins to King's Cross



DEMOGRAPHICS

With over half a million people living within 10 miles, DurhamGate sits at the heart of the region and offers easy access to high-quality skills and employment across a broad range of sectors.

This is complemented by the talent pool created by the region's five universities, including the world-class Russell Group University of Durham, all of which are home to 105,000 students.

49,000
City residents



124,000
residents
within five
miles

531,000
residents
within ten
miles

36,000
residents of
working age



3.8M
visitors
annually



2.56M
people
within
60 mins

17,500
Durham University
students

COMMUNITY



DurhamGate is the perfect choice for any business wanting to locate in a fresh and integrated environment that enjoys the many benefits of existing connectivity, infrastructure, quality public realm and community.





DURHAMGATE

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This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract. 01/06/18.