



DURHAMGATE

a place for everyone

LETTING AND DEVELOPMENT OPPORTUNITIES

Office | Retail | Residential | Care Home | Drive Through | Light Industrial

Welcome to DurhamGate

a place for everyone

DurhamGate is one of the region's largest mixed-use developments and offers occupiers a range of flexible property solutions, for retail and leisure space, drive-thru, care homes, offices, light industrial and family homes.

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

DurhamGate also benefits from a range of local amenities including Marston's family pub, a petrol filling station and numerous fast food restaurants.

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.



Community

a place for everyone

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

From the 44 businesses that operate successfully on-site, to over 1,500 residents who have chosen DurhamGate to call home, the diverse mix of people that live, work and relax here make for a rich sense of community that grows every day.



44

Companies on-site



1,500+

Employees on-site



683

New homes



1,500+

Residents on-site



Occupiers

a place for everyone

DurhamGate's reputation as a successful mixed-use destination is stronger than ever and the range of local, regional, national and international brands that choose to operate from here are testament to this.

The scale of opportunity, quality of environment and strategic location that has attracted these companies means anyone considering locating in the North East should put DurhamGate on their shortlist.

- Learning Curve
- Stanley Black & Decker
- G4S
- Boots
- Sharpsmart
- Park Electrical
- Livin Housing Ltd
- Thorn Lighting
- Durham Police
- Partner Construction



Development and Letting Opportunities



14,225 sq ft

Retail and leisure space to let



22,500 sq ft

Office space to let



0.75 acre

Drive through plot



1.5 acre

65 bed care home plot



17.5 acres

Mixed-use development land



Masterplan

Development Plots

- 1 17.5 Acres Mixed Use Development
- 2 0.75 Acre Drive Through
- 3 14,225 sq ft Retail and Leisure
- 4 22,500 sq ft Grade A Offices
- 5 65 Bed Care Home Plot

Occupiers

- 6 Learning Curve
- 7 Stanley Black & Decker
- 8 Green Hills Business Park
- 9 Boots
- 10 Enterprise City
- 11 Livin Housing Ltd
- 12 Durham County Council
- 13 Durham Police HQ - In Planning
- 14 Partner Construction
- 15 Thorn Lighting
- 16 CHEP
- 17 Fire Station

Amenities

- 18 Fox Cub Pub
- 19 Costa Coffee
- 20 Dominos Pizza
- 21 McDonalds
- 22 Starbucks
- 23 Petrol Station (Inc Subway & Greggs)
- 24 KFC
- 25 Burger King
- 26 Coach & Horses Pub

Residential

- 27 Acorns - 120 Homes
- 28 Taylor Wimpy - 269 Homes
- 29 Eve Lane Executive Homes - 28 Homes
- 30 Persimmon - 153 Homes
- 31 New Homes in Planning - 113
- 32 Livin - 39 Bungalows - In Planning



The Region

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 A1 (M)
10 mins	➤ To Sedgefield
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	1 hr 40 mins To Edinburgh
40 mins To Newcastle Airport	2 hrs 40 mins To King's Cross



Local Area

DurhamGate is a bustling residential and business destination where occupiers can tap into a captive market of residents, customers and employees who live and work on-site.

DurhamGate's strategic location benefits from over 60,000 passing vehicles every day and is within 5 minutes drive of a number of towns and villages.

Local Audience

44 companies on-site
2000+ employees on-site
683 houses on-site
1,500+ residents on-site
124,000 residents within 5 miles
531,000 residents within 10 miles

Daily Passing Traffic

A167 north of Coach & Horses	12,600
A167 south of Thinford	10,700
A688 west of Thinford	20,500
A688 east of Thinford	19,000
Total	62,800

Maximum Drive Times

2 mins
4 mins
6 mins



The Developer

The Arlington Group of companies has a strong track record and reputation for delivering strategically important regeneration projects in the North East, having attracted in excess of £250,000,000 of inward investment, created local employment and established strong communities.

These include DurhamGate, a 90-acre mixed-use development supporting over 1,500 jobs and providing quality new homes for hundreds of families.

Our focus on regeneration is also evident in Durham city centre both at Freemans Reach, on the eastern bank of the River Wear and Milburngate on opposite riverside.

Freemans Reach saw us deliver new HQ offices for Her Majesty's Passport Office and National Savings & Investments, complete with its own hydro turbine generating renewable electricity from the power of the river. The development secured 1,200 jobs and saw the creation of a new riverside walk and public square with café bar.

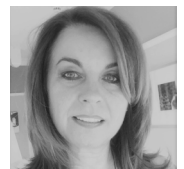
Milburngate on the westesn bank of the river is a brand new 6-acre city quarter located next to Durham railway station, providing over 450,000 sq ft of new, mixed-use development including a 92 bed hotel, boutique cinema, 153 luxury apartments, 60,000 sq ft of bars and restaurants, 230,000 sq ft of office space and 600 car parking spaces.



Allan Cook
Founder



Dean Cook
Property Developments Director



Julie Cook
Financial Controller



DURHAMGATE

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A DEVELOPMENT BY



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. 18/02/21.