



**DURHAMGATE**

*a place for everyone*



## **ONE DURHAMGATE – REFURBISHED OFFICE SPACE TO LET**

**From 1,260 To 4,780 sq ft | Available In 2021 | DL16 6YJ**



# 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 home, 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.



**44**

Companies on-site



**1,500+**

Employees on-site



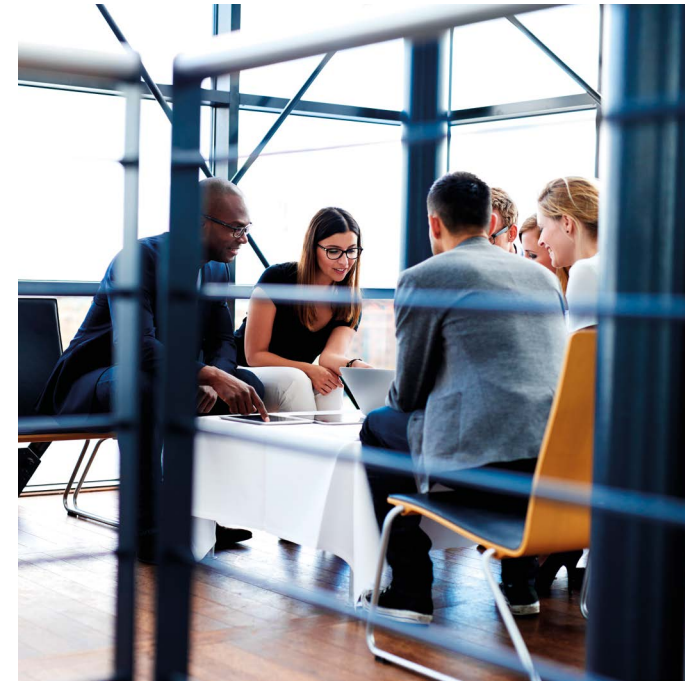
**683**

New homes



**1,500+**

Residents on-site





# Specification

*a place for everyone*

**One DurhamGate offers office occupiers the opportunity to lease refurbished office space from 1,260 - 4,780 sq ft in one of the region's prospering business communities.**

Ready to occupy now, One DurhamGate is available to let on a floor by floor basis, as well as offering occupiers with the ability to take the whole building.

All of the office space is finished to a high specification with the flexibility to be fitted out to suit the specific needs of your business.



✓ Open Plan Space from 1,260 - 4,780 sq ft

✓ Flexible Floor Plates

✓ Kitchen & WC Facilities On Each Floor

✓ LED Lighting

✓ Extensive Glazing

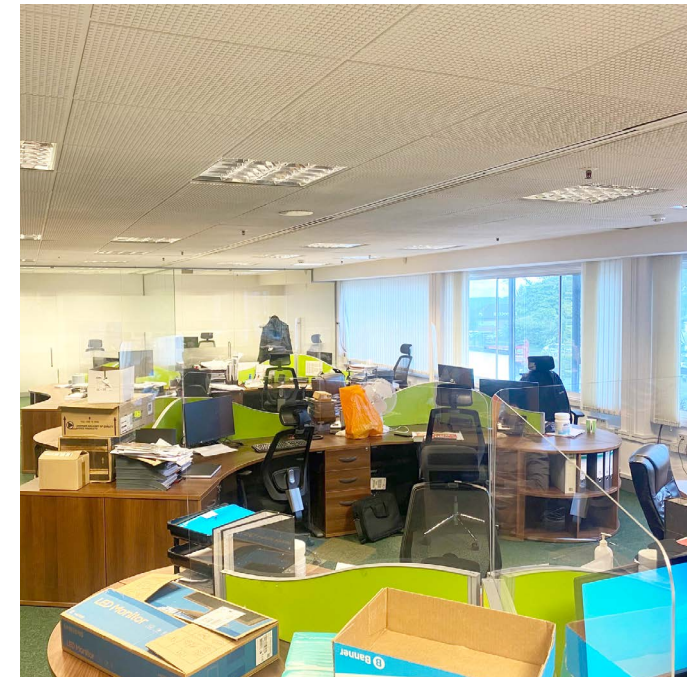
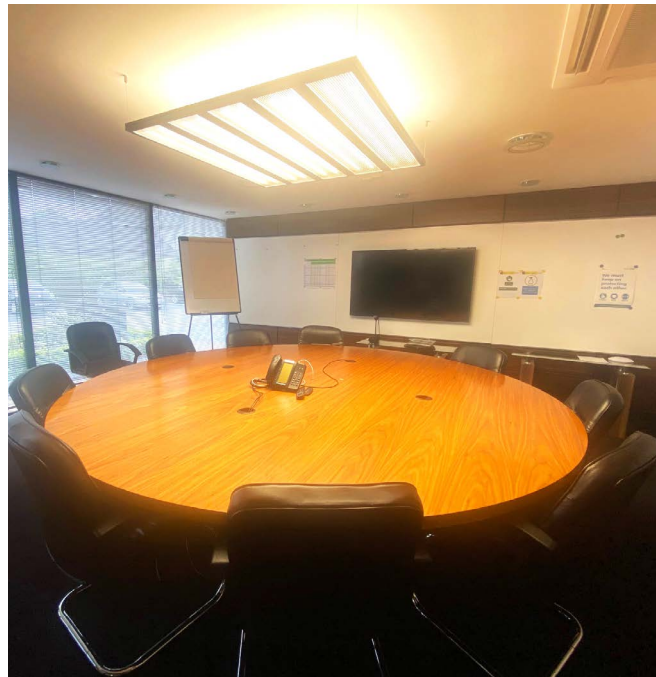
✓ Executive Boardroom

✓ Private Entrance & Reception Area

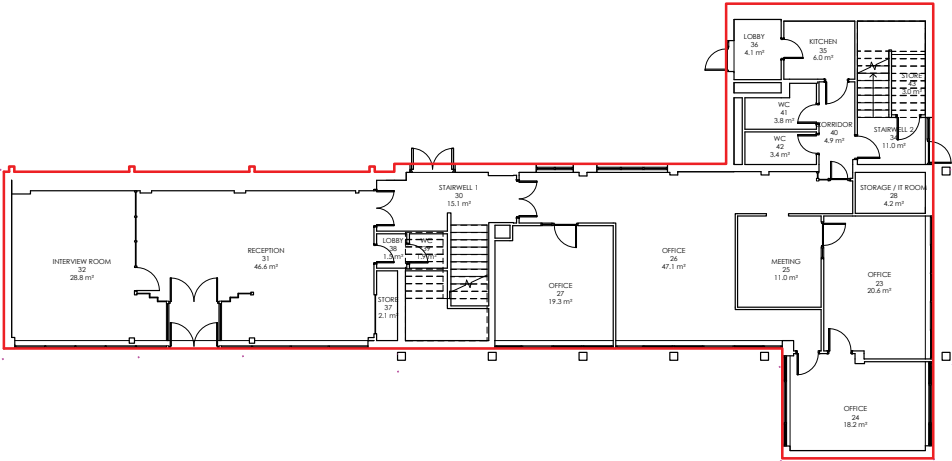
✓ Access Control System

✓ Super Fast Broadband

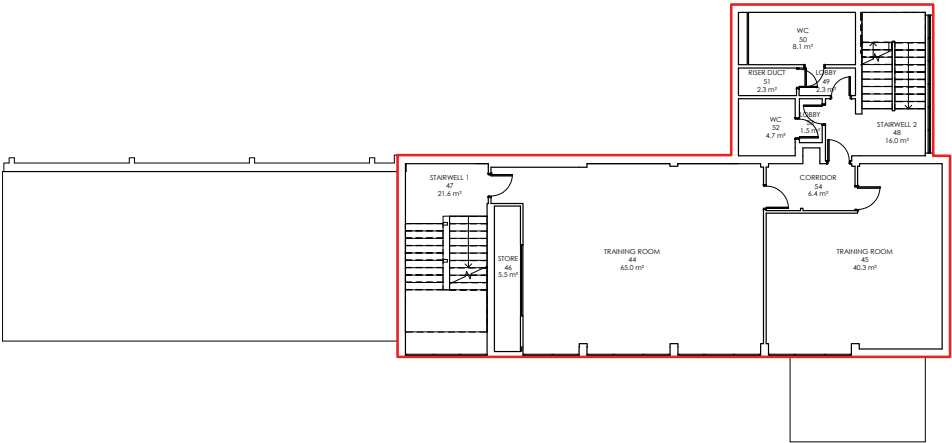
✓ 31 On-Site Car Spaces



# Floor Plans



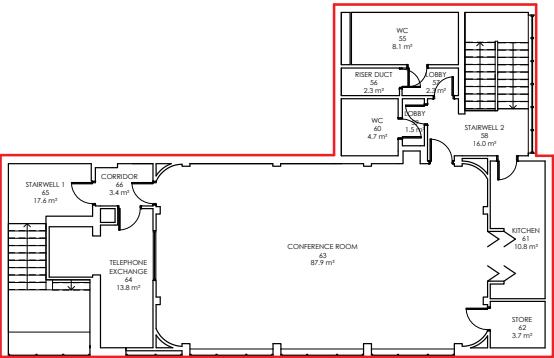
Ground Floor



First Floor

## Schedule of Areas Office Space

Ground Floor	2,240 sq ft (208 sq m)
First Floor	1,260 sq ft (117 sq m)
Second Floor	1,280 sq ft (118 sq m)
<b>TOTAL</b>	<b>4,780 sq ft (444 sq m)</b>
Dedicated Car Parking	31 spaces (1:174 sq ft)



Second Floor



# Masterplan

 **One DurhamGate**  
**Refurbished Office Space**  
To Let From 1,260 To 4,780 sq ft

## Development Plots

- 1** 29 Acres Mixed Use Development
- 2** 0.75 Acre Drive Through
- 3** 14,225 sq ft Retail and Leisure
- 4** 4,780 sq ft Refurbished 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 Wimpey - 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





# Occupiers

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**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



# 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

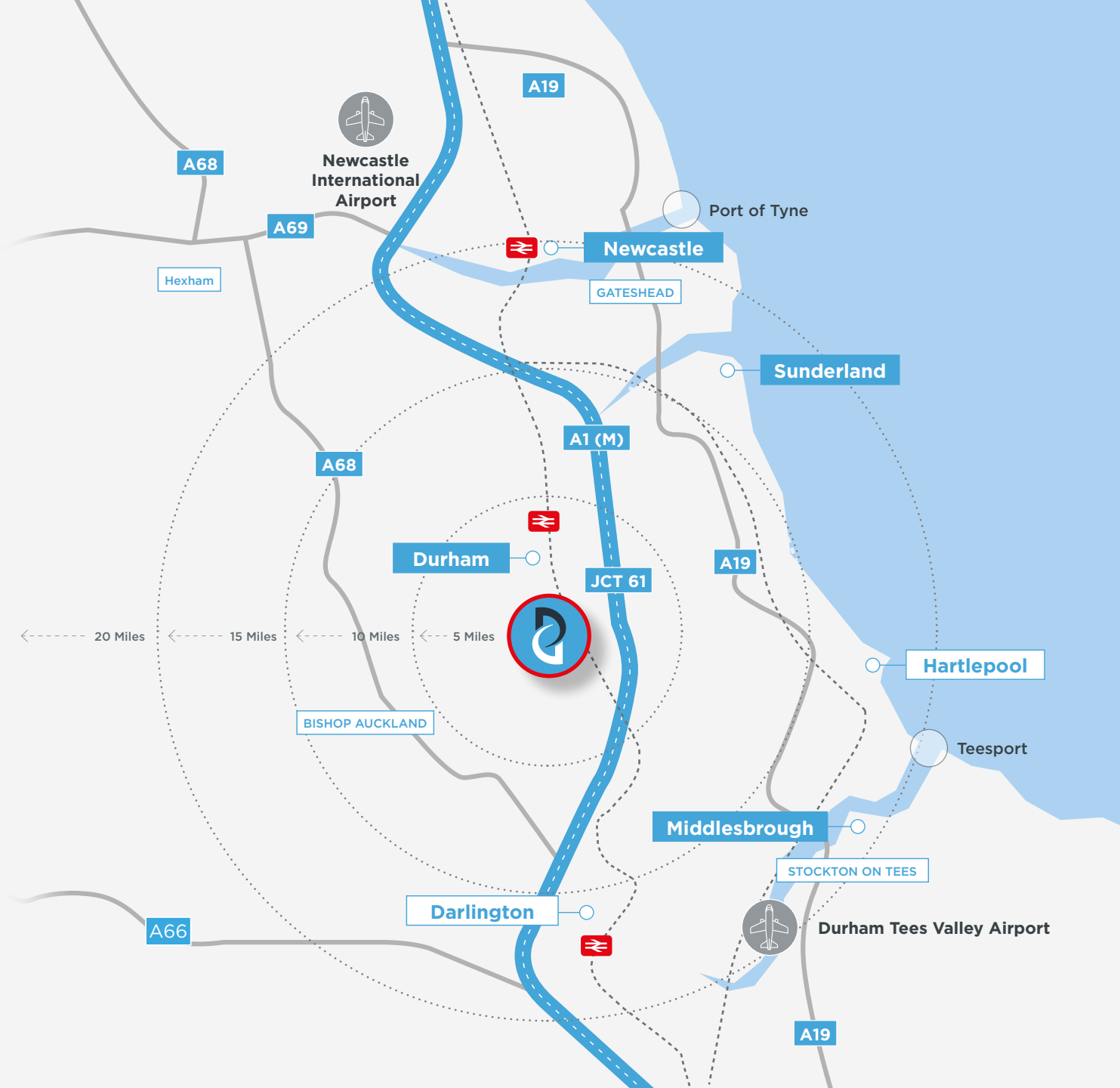
Situated adjacent to the A167

<b>5 mins</b>	➤ To Junction 61 of the A1 (M)
<b>10 mins</b>	➤ To Sedgefield
<b>11 mins</b>	➤ To Bishop Auckland
<b>12 mins</b>	➤ To Durham
<b>21 mins</b>	➤ To Stockton-on-Tees
<b>24 mins</b>	➤ To Hartlepool
<b>40 mins</b>	➤ To Newcastle



## By Train (From Durham)

<b>12 mins</b> To Newcastle Central	<b>1 hr 40 mins</b> To Edinburgh
<b>40 mins</b> To Newcastle Airport	<b>2 hrs 40 mins</b> To King's Cross





# Demographics

## *a place for everyone*

**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



**36,000**  
Working residents



**124,000**  
Residents within five miles



**3.8m**  
Visitors annually



**2.56m**  
People within 60 miles



**17,500**  
Durham University Students





# 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 the 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.

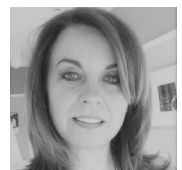
Milburngate on the western bank of the river is a brand new 6-acre city quarter located next to Durham railway station, providing over 450,000 sq ft of new, mixed-use development including a 92 bed hotel, boutique cinema, 153 luxury apartments, 60,000 sq ft of bars and restaurants, 230,000 sq ft of office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



**Allan Cook**  
Founder



**Dean Cook**  
Property Developments Director



**Julie Cook**  
Financial Controller





# DURHAMGATE

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[WWW.DURHAMGATE.COM](http://WWW.DURHAMGATE.COM)

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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.