



**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 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.





# 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



**29 acres**

Mixed-use development land





# Masterplan

## Development Plots

- 1 29 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 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





# 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, just 5 miles from Durham, 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
1,500+ 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 Region

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



## By Car

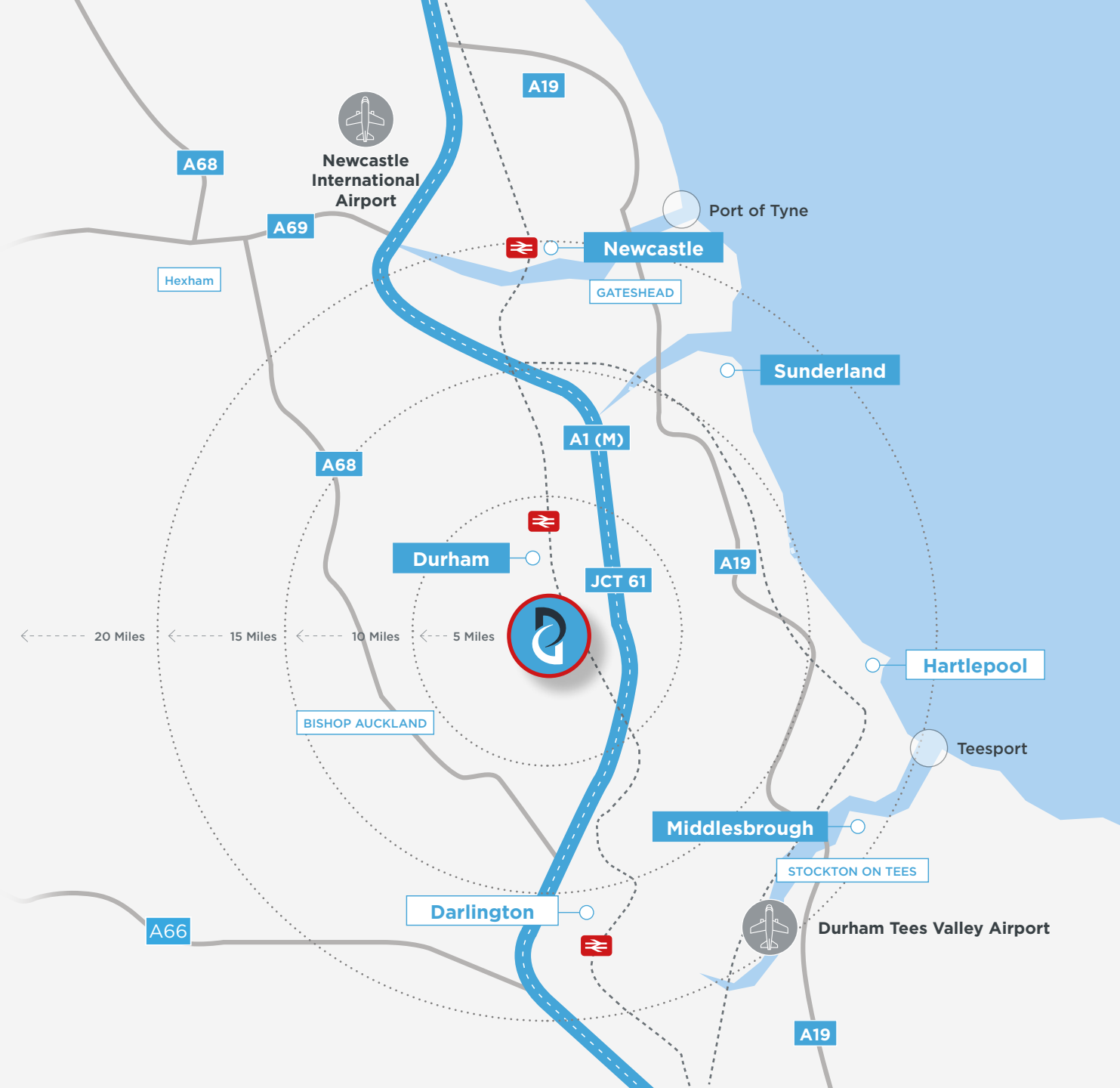
Situated adjacent to the A167

<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.



Livin Housing Ltd, DurhamGate



Freemans Reach, Durham City Centre



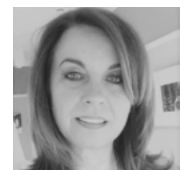
Milburngate, Durham City Centre



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Founder



**Dean Cook**  
Property Developments Director



**Julie Cook**  
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# DURHAMGATE

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

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A DEVELOPMENT BY



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