



DURHAMGATE

a place for everyone

LETTING AND DEVELOPMENT OPPORTUNITIES

Office | Retail | Residential | Drive Thru | 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, offices, light industrial.

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, Breedon Grp, Thorn Lighting, Livin & 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

DurhamGate Businesses

- Learning Curve
- Stanley Black & Decker
- G4S
- Sharpsmart
- Park Electrical
- Livin Housing Ltd
- Thorn Lighting
- Durham Police
- Breedon Group
- Marston's Plc

DurhamGate Residents

- 683 New homes
- 1,500+ Residents
- 65 bed care home



Development and Letting Opportunities



16,501 sq ft

Retail and leisure space to let



6,500 - 40,000 sq ft

Office space to buy or let



0.75 acre

Drive thru plot



0.5 to 5 acres

Industrial plots



22.5 acres

Mixed-use development land



Masterplan

Development Plots

- 1 22.5 Acres Mixed Use Development
- 2 0.75 Acre Drive Thru
- 3 16,501 sq ft Retail and Leisure
- 4 22,500 sq ft Grade A Offices
- 5 Up to 60,000 sq ft Grade A Offices

Occupiers

- 5 Adore Care Home
- 6 Learning Curve
- 7 Stanley Black & Decker
- 8 Green Hills Business Park
- 9 Sharpsmart
- 10 Enterprise City
- 11 Livin Housing Ltd
- 12 Durham County Council
- 13 Durham Police
- 14 Breedon Group
- 15 Thorn Lighting
- 16 CHEP
- 17 Fire Station

Amenities

- 18 Marston's 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
- 27 One Gym

Residential

- 28 Acorns - 120 Homes
- 29 Taylor Wimpey - 269 Homes
- 30 Eve Lane Executive Homes - 28 Homes
- 31 Persimmon - 153 Homes
- 32 Livin - 39 Bungalows
- 33 Livin - 19 Homes



Local Area

DurhamGate is a bustling residential and business destination where retail and leisure operators can tap into a captive market of residents and employees who live and work on-site. DurhamGate's strategic location also means it benefits from over 60,000 passing cars every day, as well as a number of villages and towns within 5 minutes' drive.

LOCAL AUDIENCE

- 44 companies on-site
- 1,500+ employees on-site
- 628 houses on-site
- 1,500+ residents on-site
- 1,524+ residents within 5 miles
- 5,531+ 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 |
| <hr/> | |
| Total | 62,800 |

MAXIMUM DRIVE TIMES:

| | |
|-------|--------|
| | 2 mins |
| | 4 mins |
| | 6 mins |



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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 |



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



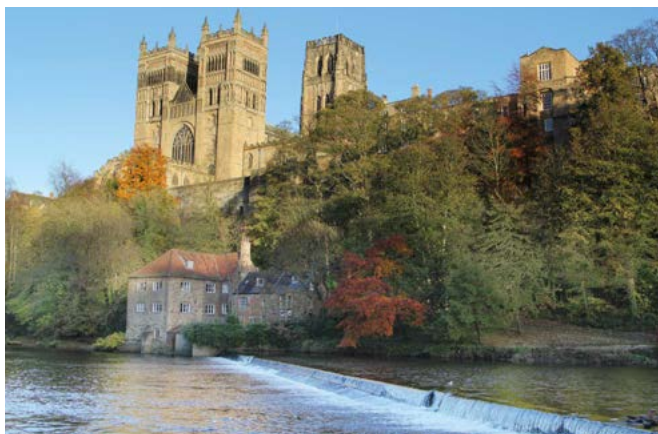
3.8m
Visitors annually



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.

Beyond the North East, Arlington are currently delivering York Central, which as 45ha is recognised as one of the UKs largest regeneration schemes.

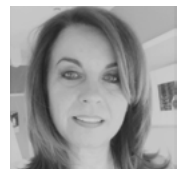
Adjacent to York's railway station, York Central involves a collaboration between Homes England, Network Rail, City of York Council, and National Railways Museum, and will attract c£1.5bn of private investment. Delivering c3,000 homes, 1.4m ft² of commercial space as well as a brand new station entrance and extensive public realm and public park, York Central will see the creation of a brand new city quarter.



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DURHAMGATE

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A DEVELOPMENT BY



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