

A place for everyone...



Brand new office, retail and leisure opportunities; welcome to the most exciting mixed-use development in the north east.

Just south of Durham's thriving city centre, DurhamGate is the most exciting mixed-use development in the north east.



Designed to accommodate a range of sizes, sectors and industries, including major headquarter buildings, shops, restaurants, hotel, gym and creche, DurhamGate offers any business an opportunity to establish itself as a leader in its field within a strategically located development.

There is a thriving residential community too, as DurhamGate provides accommodation from the affordable first house to the luxury five-bedroomed family home.

All of this means it's 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 is an integrated mixed-use scheme comprising 53 acres of fully serviced development land, with 24 acres of land immediately available to meet your requirement. One of the largest employment-led sites in the north east, its impact is recognised as being strategically significant for Durham and the wider region.



THE SITE

- £150M DEVELOPMENT
- 53 ACRES OF FULLY SERVICED DEVELOPMENT LAND
- 24 ACRES OF LAND IMMEDIATELY READY
- NORTH EAST'S LARGEST MIXED-USE REGENERATION SCHEME
- PLANNING SECURED

THE SPACE

- 365,000 SQ FT OFFICE SPACE
- 30,000 SQ FT RETAIL & LEISURE SPACE
- 500 NEW HOMES

THE ADVANTAGES

- SUPERFAST BROADBAND
- ESTABLISHED INFRASTRUCTURE
- EXISTING COMMUNITY
- BRAND NEW PUBLIC REALM
- HIGH QUALITY DESIGN & ARCHITECTURE
- SUSTAINABLE & BREEAM RATED
- EXPERIENCED DEVELOPMENT TEAM
- FLEXIBLE FUNDING OPTIONS

DURHAMGATE

In good company

DurhamGate is already home to a number of recognised brands and we would love you to join them.



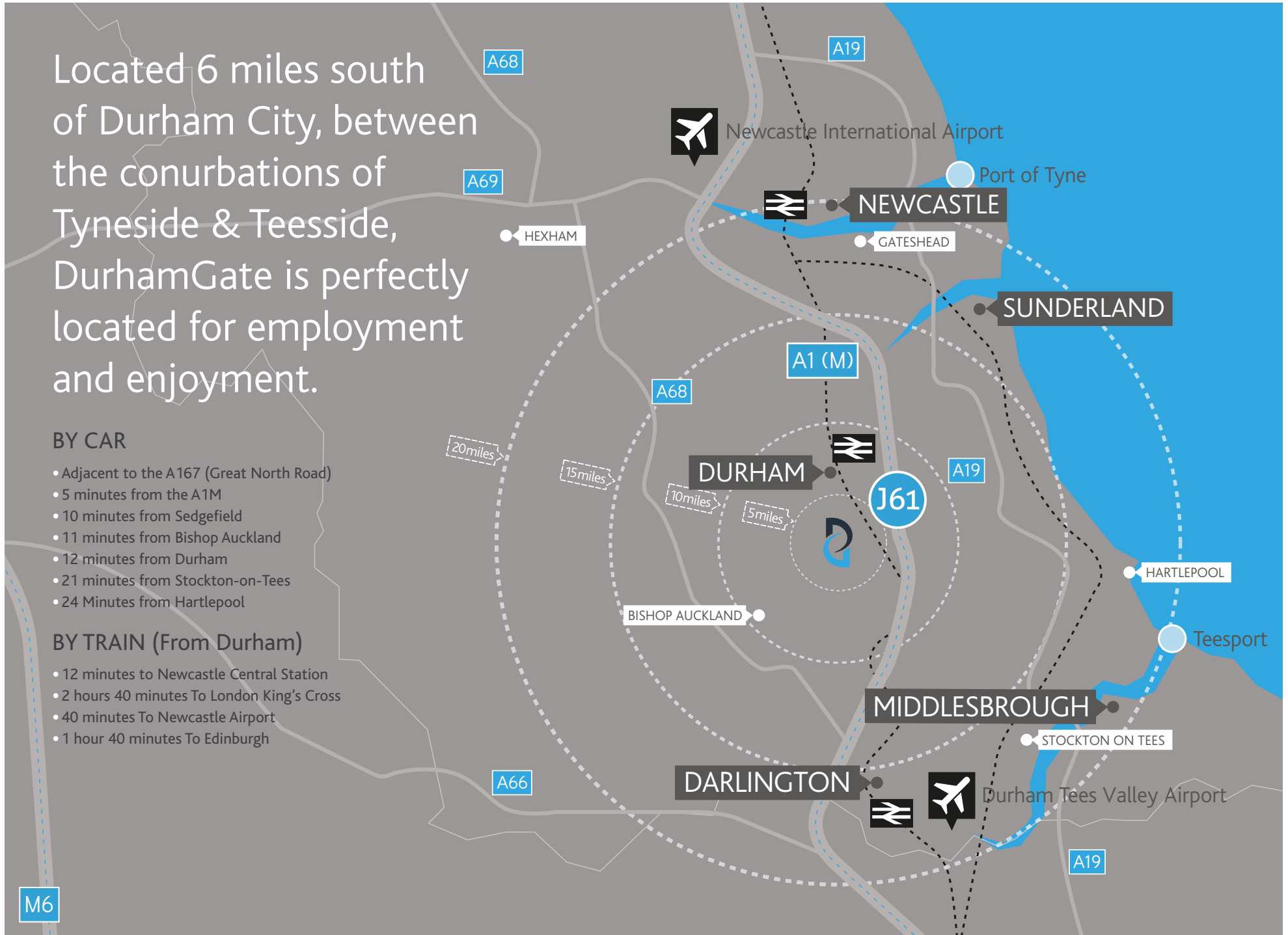
Located 6 miles south of Durham City, between the conurbations of Tyneside & Teesside, DurhamGate is perfectly located for employment and enjoyment.

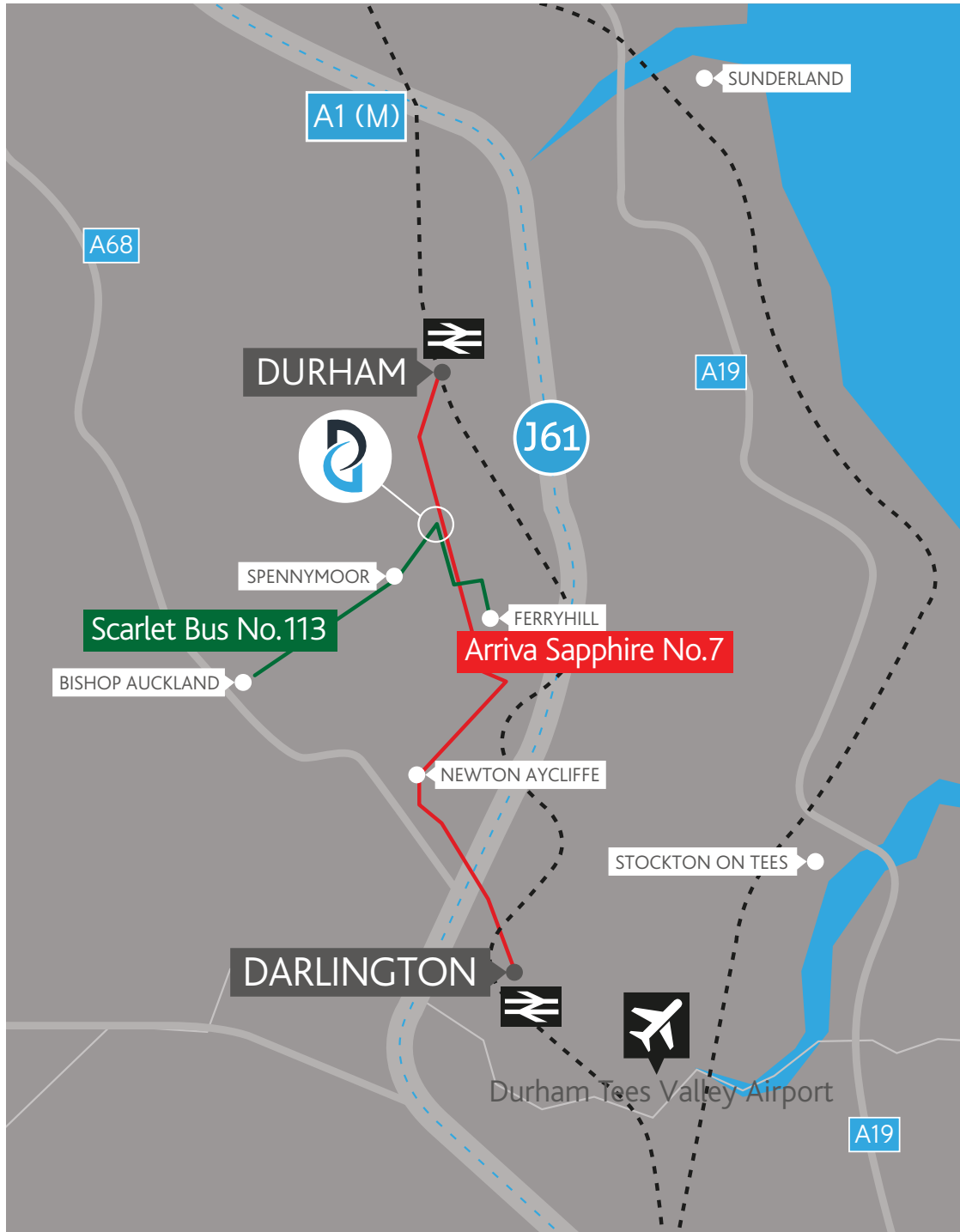
BY CAR

- Adjacent to the A167 (Great North Road)
- 5 minutes from the A1M
- 10 minutes from Sedgefield
- 11 minutes from Bishop Auckland
- 12 minutes from Durham
- 21 minutes from Stockton-on-Tees
- 24 Minutes from Hartlepool

BY TRAIN (From Durham)

- 12 minutes to Newcastle Central Station
- 2 hours 40 minutes To London King's Cross
- 40 minutes To Newcastle Airport
- 1 hour 40 minutes To Edinburgh





The Arriva Sapphire offers its passengers an advanced feeling of personal safety, space and comfort. This new state-of-the-art bus is fitted with audio-visual 'next stop' equipment as well as wifi, CCTV and plug sockets for those needing to charge their electronic equipment during a journey.



- 7** Durham, Newton Aycliffe and Darlington
- 113** Spennymoor, Bishop Auckland, Ferryhill

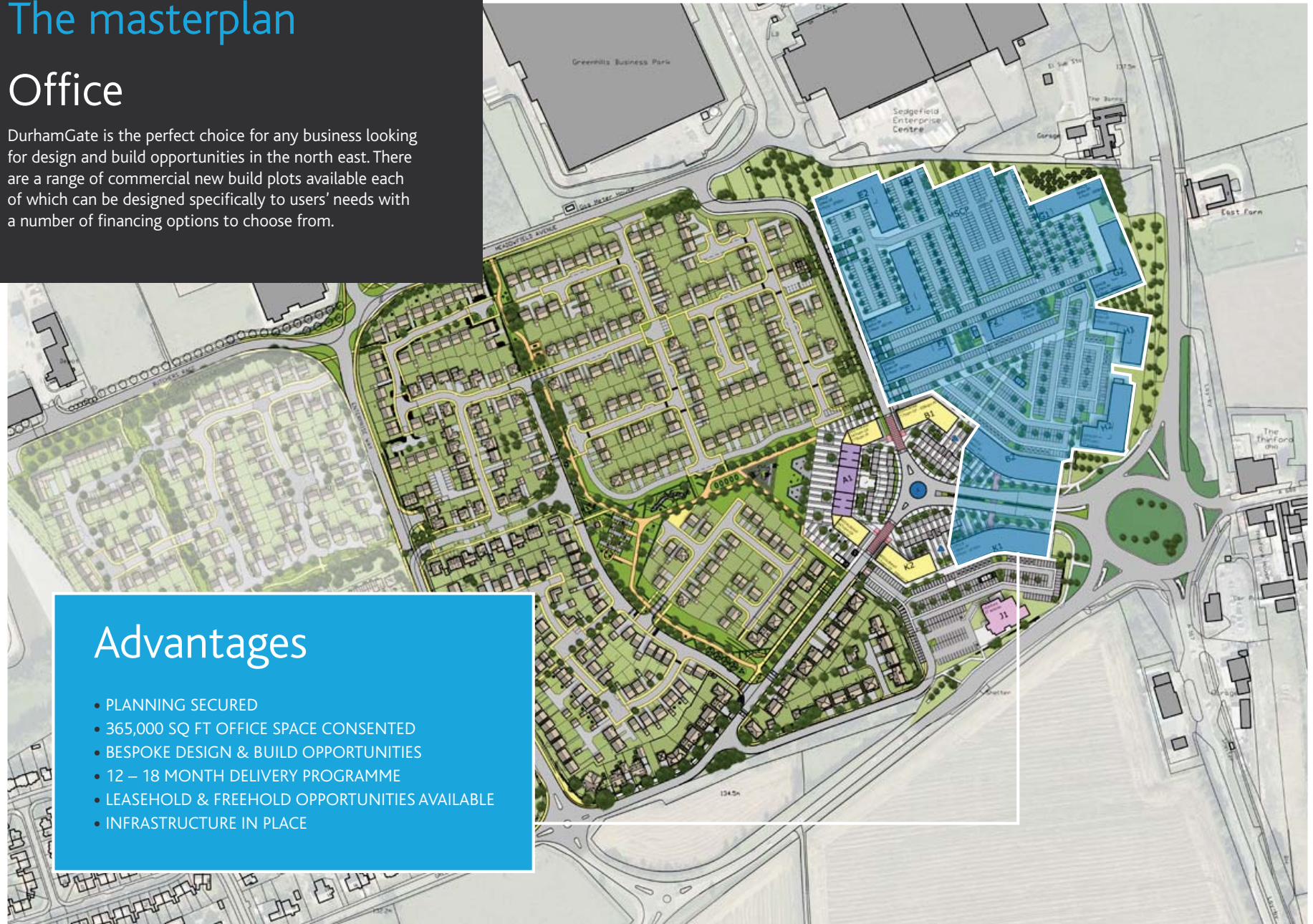
The masterplan

Office

DurhamGate is the perfect choice for any business looking for design and build opportunities in the north east. There are a range of commercial new build plots available each of which can be designed specifically to users' needs with a number of financing options to choose from.

Advantages

- PLANNING SECURED
- 365,000 SQ FT OFFICE SPACE CONSENTED
- BESPOKE DESIGN & BUILD OPPORTUNITIES
- 12 – 18 MONTH DELIVERY PROGRAMME
- LEASEHOLD & FREEHOLD OPPORTUNITIES AVAILABLE
- INFRASTRUCTURE IN PLACE



Retail & Leisure

A range of exciting opportunities exist at DurhamGate for both retailers and leisure operators. Our aim is to develop a location that hosts a wealth of first class facilities to satisfy the daily needs of those who live and work at DurhamGate, as well as the numerous visitors this brand new destination will attract from further afield.

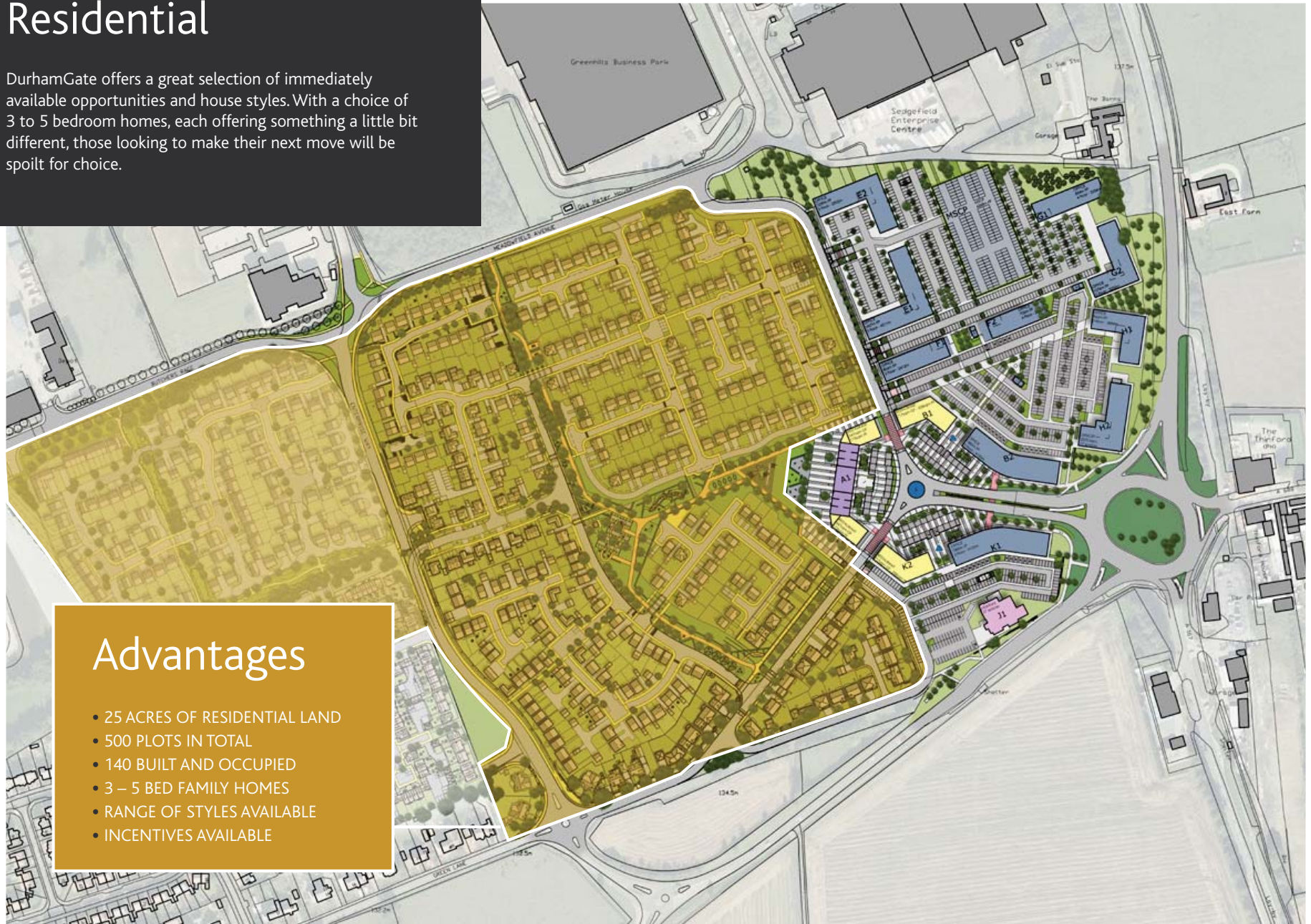


Advantages

- 30,000 SQ FT RETAIL & LEISURE SPACE TO LET
- A1 – A5 PLANNING CONSENT
- HOTEL OPPORTUNITY
- LEASEHOLD & FREEHOLD OPPORTUNITIES AVAILABLE
- MARSTONS, THE FOX CUB ALREADY ON SITE

Residential

DurhamGate offers a great selection of immediately available opportunities and house styles. With a choice of 3 to 5 bedroom homes, each offering something a little bit different, those looking to make their next move will be spoilt for choice.

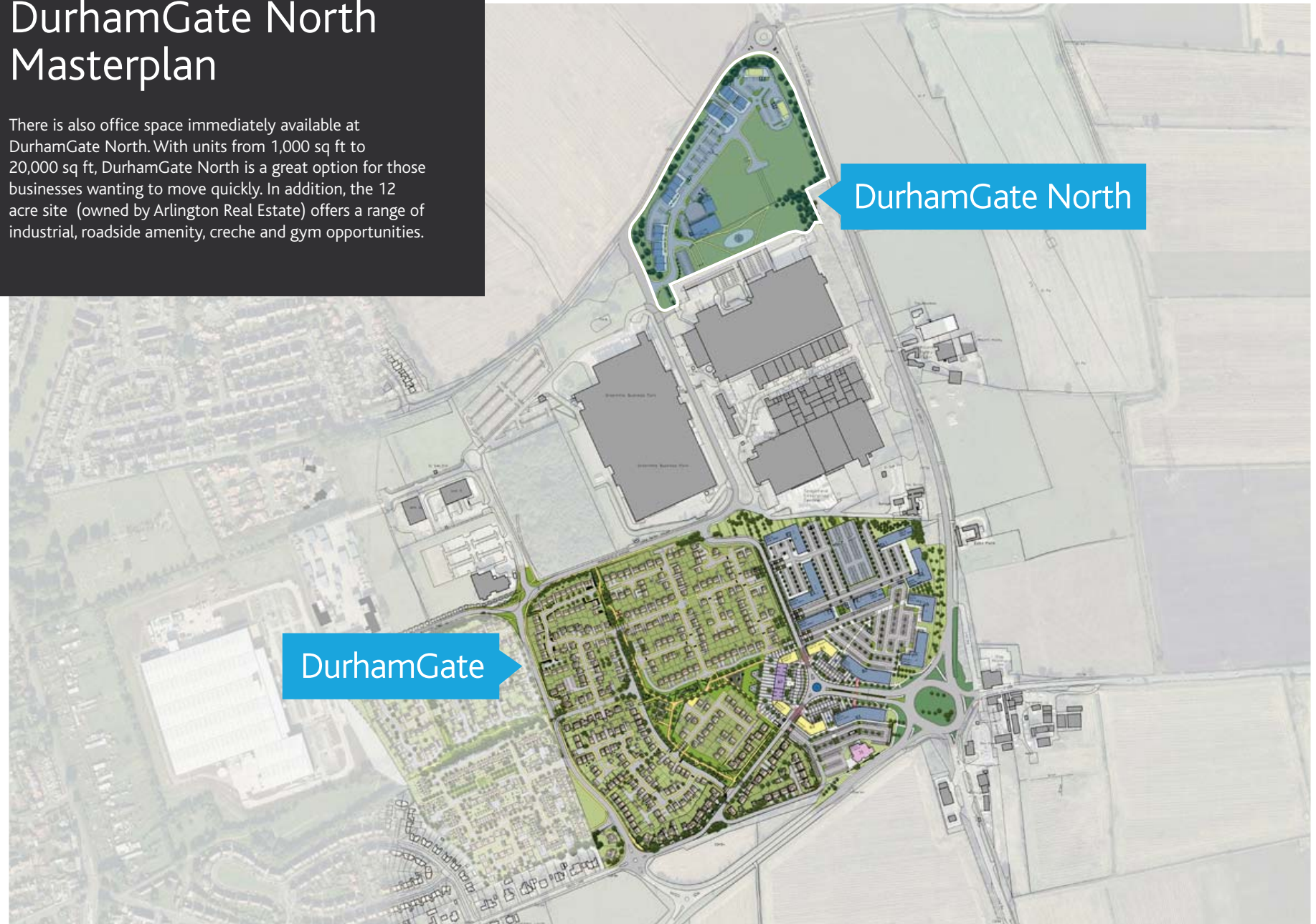


Advantages

- 25 ACRES OF RESIDENTIAL LAND
- 500 PLOTS IN TOTAL
- 140 BUILT AND OCCUPIED
- 3 – 5 BED FAMILY HOMES
- RANGE OF STYLES AVAILABLE
- INCENTIVES AVAILABLE

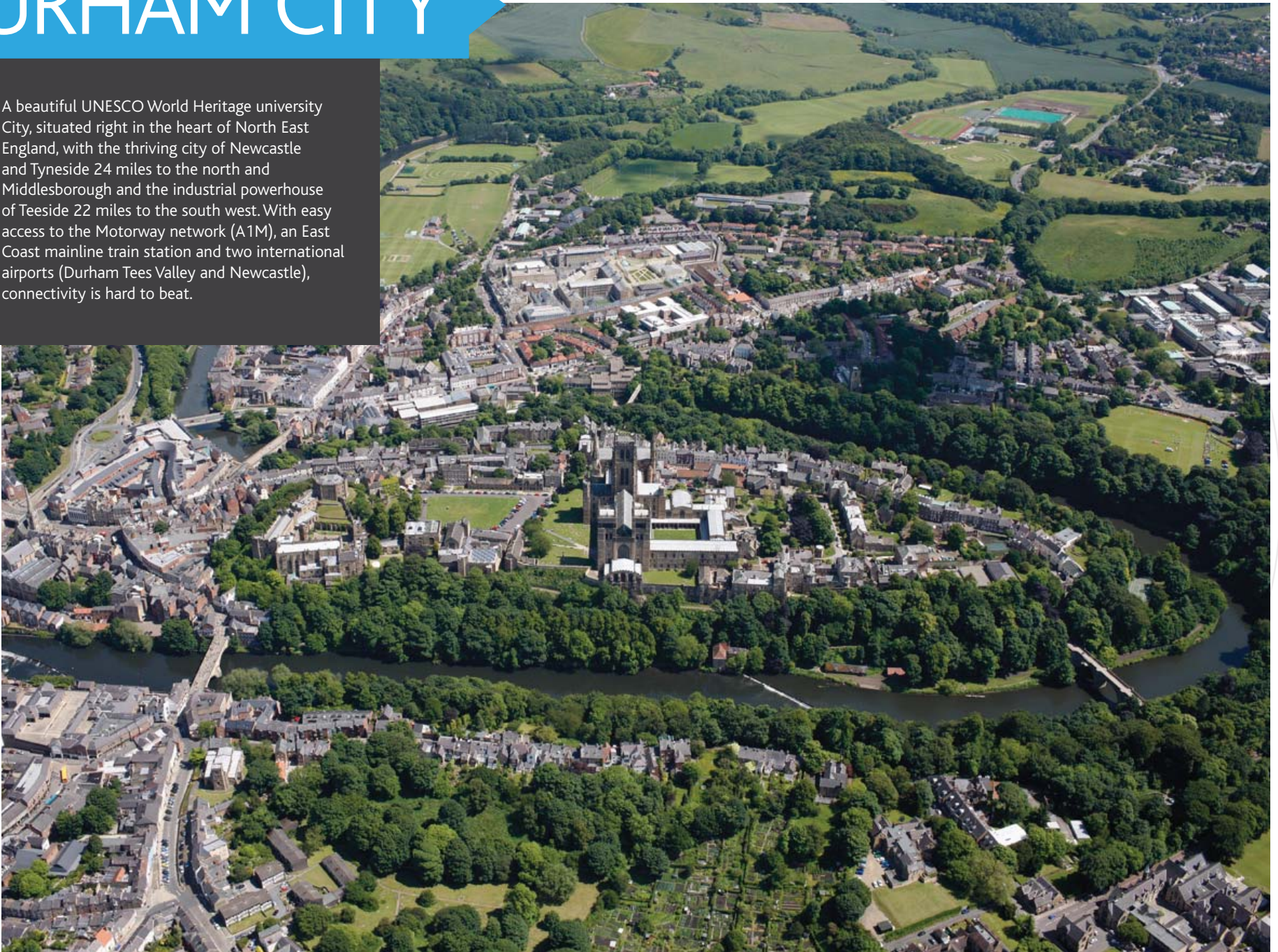
DurhamGate North Masterplan

There is also office space immediately available at DurhamGate North. With units from 1,000 sq ft to 20,000 sq ft, DurhamGate North is a great option for those businesses wanting to move quickly. In addition, the 12 acre site (owned by Arlington Real Estate) offers a range of industrial, roadside amenity, creche and gym opportunities.



DURHAM CITY

A beautiful UNESCO World Heritage university City, situated right in the heart of North East England, with the thriving city of Newcastle and Tyneside 24 miles to the north and Middlesbrough and the industrial powerhouse of Teeside 22 miles to the south west. With easy access to the Motorway network (A1M), an East Coast mainline train station and two international airports (Durham Tees Valley and Newcastle), connectivity is hard to beat.



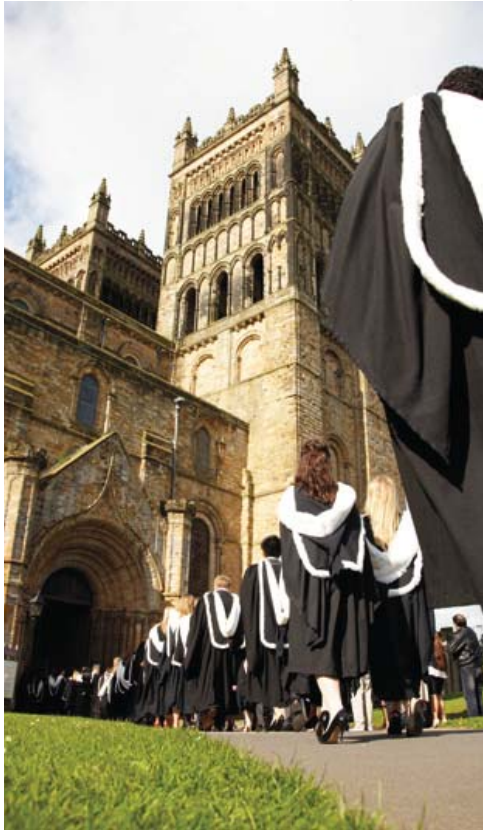
Situated in the heart of the North East of England



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.

In addition, the region's exceptional tourism offer attracts regular visitors from abroad resulting in 3.8 visitors each year.



Durham City

49,000 City residents 36,000 of working age

124,000 people within five miles

531,000 people within ten miles 2.56 M people within 60 mins

3.8M visitors annually 17,000 students

The buzzing city of Durham is a wonderful place to spend time, brought to life with a great range of shops, cafés, artisan workshops, boutiques, as well as all the high-street favourites.

Durham is an undisputed cultural gem; a medieval city that's grown a modern and vibrant heart. It retains all its historic charm and remains truly distinct with its iconic Cathedral and Castle World Heritage Site, providing a skyline to rival any in Europe.

From intimate restaurants and chic café-bars, to traditional restaurants and pubs, the city offers everything you need for a good night out. Not forgetting the fabulous Gala Theatre, an arts complex located in the heart of the city, home to a 500 seat theatre and two cinema screens.



Away from the excitement, enjoy a moment of reflection in the beautiful Cathedral, take a cruise on the Wear, or find calm at one of the city's many green spaces, including Crook Hall and Gardens or Durham University's Botanic Garden.

The city is also surrounded by miles of unspoilt countryside and the wider county dotted with picturesque villages and historic market towns. Durham's incredible coastline, with its miles of stunning shoreline, offers dramatic views and an unforgettable day out.



Community relationships are compulsory at DurhamGate, it is part of our job.

With community at its heart, DurhamGate recognises the important role it plays in delivering a positive social and economic impact in the area it serves. As a result DurhamGate is a vibrant, safe and exciting environment in which to work, live and relax.

DurhamGate now benefits from our brand new community scheme Life@Durhamgate. Designed to help existing and new residents and staff get the most out of working and living here, it opens a world of opportunity for everyone to enjoy.

With its own community website, *Life@DurhamGate* offers incentives and discounts at various retailers, restaurants, hotels and gyms, as well as quarterly competitions and general DurhamGate development information. It also advertises all of the events that run regularly throughout the year, including a summer festival and our festive carols by candlelight.



The delivery team

Carillion and Arlington are the most active developer in County Durham.

We are experts in working with occupiers to provide optimum solutions whilst delivering value for money by developing a clear understanding of their accommodation and business needs.

- MOST ACTIVE DEVELOPERS OPERATING IN THE NORTH EAST
- LEAD DEVELOPER IN THE REGENERATION OF DURHAM CITY CENTRE
- BACKED BY FTSE 250 COMPANY CARILLION PLC
- TRACK RECORD DELIVERING HIGH QUALITY, COMPLEX DEVELOPMENTS
- PASSIONATE ABOUT A TEAM & COLLABORATIVE APPROACH
- DEDICATED TO PARTNERSHIP WORKING WITH OCCUPIERS
- EXPERIENCED IN WORKING WITH NATIONAL & LOCAL GOVERNMENT
- PROVIDE FLEXIBLE FUNDING PACKAGES FOR BUILDING, FIT-OUT & EQUIPMENT



Case study:

LIVIN HQ, DURHAMGATE

BACKGROUND: We were approached by livin (then Sedgefield Borough Homes) in 2008 and we soon realised that our vision to create a leading business park for the region was matched by their ambition to create a cutting edge workspace for their staff.

REQUIREMENT: livin wanted a state-of-the-art HQ which incorporated the latest sustainable techniques. Their main priorities were to have a building that was cost-effective to build, low-cost to run and that felt like a modern workspace where people would enjoy working and visiting.



Durham City projects

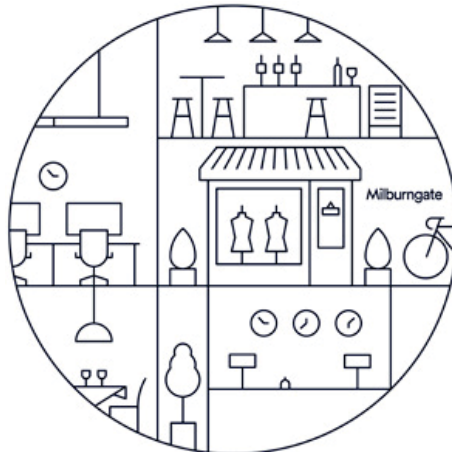


This redevelopment project incorporates the demolition and site clearance of a former ice rink building and the Bishop's Mill complex to facilitate a two phase redevelopment scheme. Phase 1 works involved provision of enabling works infrastructure including a new hydro-electric turbine/energy centre, public open space and new office accommodation circa 3,900m² for National Savings and Investment.

Milburngate

Milburngate will become a vibrant, high quality, mixed-use destination in the centre of Durham City.

The development advances the regeneration of Durham City's Northern Quarter district and demonstrates the continued commitment to investment in the county.



Carillion project experience



- | | |
|---|---|
| 1 | 2 |
| 3 | 4 |
| 5 | 6 |
- 1. GCHQ
 - 2. Apollo, West Midlands
 - 3. Livin HQ, DURHAMGATE
 - 4. Greater Manchester Police HQ
 - 5. Southmead Hospital, Bristol
 - 6. News International

For all commercial enquiries:



david.furniss@bnpparibas.com
aidan.baker@bnpparibas.com



patrick.matheson@knightfrank.com
rebecca.maddison@knightfrank.com

Other enquiries:

DurhamGate Development Centre

01388 424100 / enquiries@durhamgate.com

PR Enquiries

Jamie Collis – Recognition PR
01325 363436 / jamie.collis@recognitionpr.co.uk

Marketing Enquiries

Helen Attley – DurhamGate
01388 424103 / helen@durhamgate.com



DURHAMGATE

durhamgate.com



CARILLION
ARLINGTON
DEVELOPMENT
PARTNERSHIP