



Marq Logistics Durham 298

United Kingdom



298,621 sq ft
available space



15 metres
clear height



Excellent
BREEAM certified



Available
now



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Marq Logistics Durham 298

At the heart of the nation's supply chain

Marq Logistics Durham is the premier industrial and logistics hub in the North East, situated immediately adjacent to junction 61 of the A1(M) and is a new 5 unit industrial/warehouse development, consisting of units from 42,957 - 298,621 sq ft.

The site is part of Integra 61, the region's premier logistics and mixed-use commercial development with ports including Teesport, Port of Tyne, Hartlepool and Sunderland all within easy reach. Major local employers include Amazon, Nissan (NMUK), Hitachi, Caterpillar, NSK and Co-op with Costa Coffee and Greggs now open on site. Integra61 has brought forward provision for 270 new homes, a care home, a doctor's surgery, a nursery, a pub, a hotel and restaurants and retail outlets.

Within close proximity are the university city of Durham (4 miles), Newcastle (20 miles) and Sunderland (16 miles), bringing a large urban consumer market and an excellent labour pool. Marq Logistics Durham 298 is built to an institutional specification totalling 298,621 sq ft, with strong sustainability credentials including an EPC Rating of 'A' and BREEAM 'Excellent' certification.

Marq Logistics Durham 298	sq ft	sq m
Main warehouse	278,298	25,855
Offices	16,642	1,546
Two storey hub offices	3,682	342
Total	298,621	27,743





Distances



Durham	4.4 miles	8 mins
Newcastle	22 miles	30 mins
Leeds	82.9 miles	1 hr 28 mins
Manchester	118.3 miles	2 hrs 07 mins
Edinburgh	146.1 miles	2 hrs 27 mins
Birmingham	182 miles	3 hrs 15 mins
London	240 miles	4 hrs 20 mins



Newcastle International	27 miles	40 mins
Teesside International	21 miles	31 mins
Port of Tyne	24 miles	38 mins
Teesport	23 miles	32 mins







Demographics

Working population	1.35m
Potential customer base	2.58m
Consumer & business addresses	1.32m
Value of goods exported	£13bn
Average local hourly pay	£16.67



Points of interest

Petrol station	0.5 miles	3 mins
Restaurant	0.5 miles	2 mins
Hotel	0.5 miles	2 mins

Amenities

Costa, Greggs and Tesla	0.5 miles	2 mins
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Available space (Marq Logistics Durham 298)

and technical specification



298,621
Available space



16,642
Office space



2
Level access doors



25
Dock doors



50Kn/m2
Floor loading



33
HGV parking spaces



198
Car parking spaces



Pallets
Narrow and wide

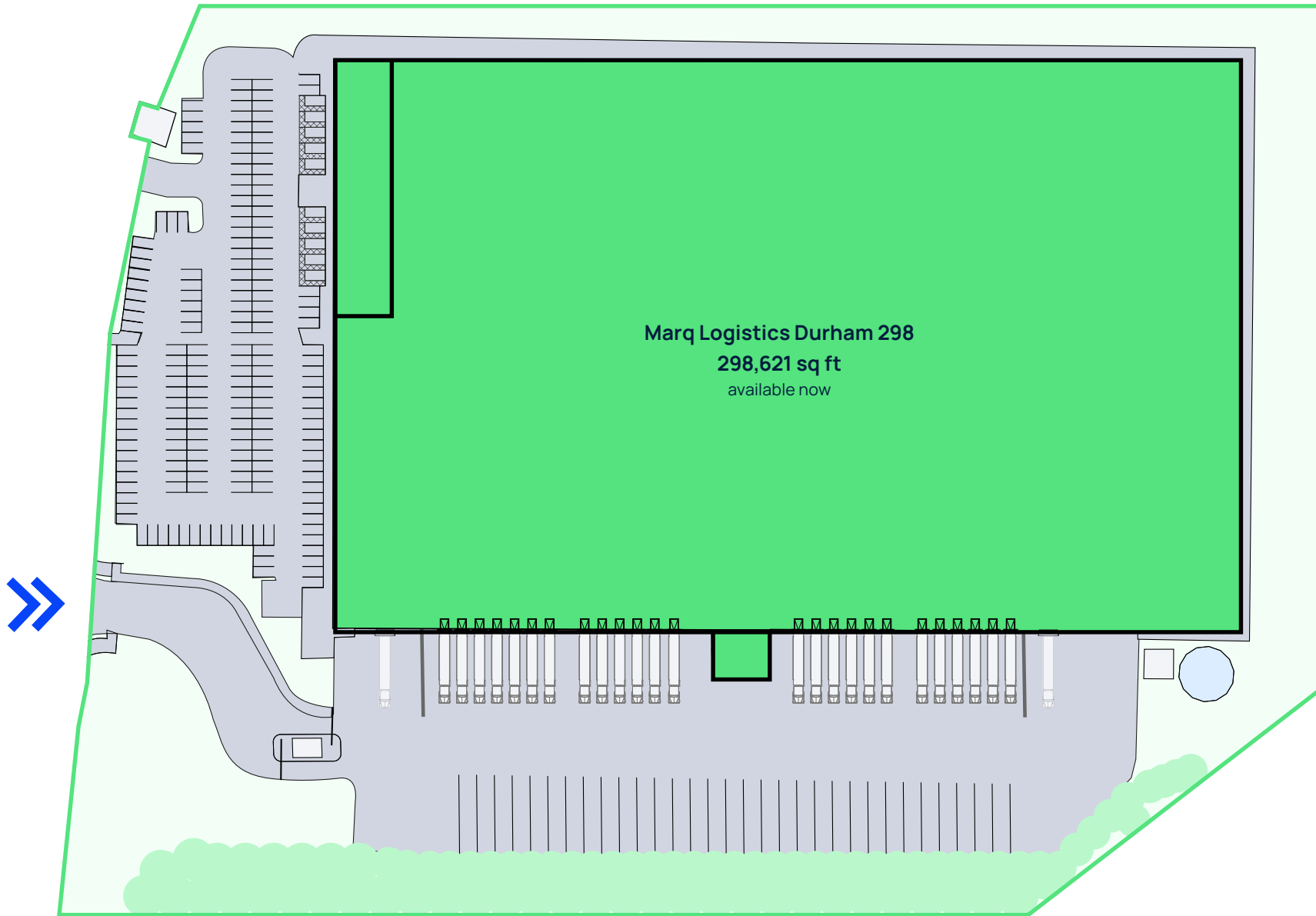


15 m
Clear height



50 m
Yard depth





Available space

and technical specification

Marq Logistics Durham 298

 298,621 Available space	 16,642 Office space	 15 m Clear height
 33 HGV parking spaces	 198 Car parking spaces	 Available Ready now

Marq Logistics Durham 152

 151,678 Available space	 6,584 Office space	 15 m Clear height
 20 HGV parking spaces	 79 Car parking spaces	 Available Ready now

Marq Logistics Durham 43

 42,957 Available space	 2,857 Office space	 11 m Clear height
 3 HGV parking spaces	 29 Car parking spaces	 Available Ready now



Designed

with well being in mind

ESG considerations are embedded into the design and operation of our logistics buildings throughout their lifecycle. Our developments incorporate energy-efficient systems, solar-ready roofs, smart metering and water management solutions to reduce environmental impact and support operational efficiency.

Sustainable construction approaches focus on lowering embodied carbon and supporting long-term adaptability, while thoughtful landscape and site planning contribute to biodiversity and user well-being. Together, these solutions deliver resilient, future-ready assets aligned with our customers' sustainability goals.



EPC
A Rated



BREEAM
Excellent



LED
lighting



EV charging
stations



Solar ready
roofs



Smart
metering



Water
management



Supporting
biodiversity



Tree
planting







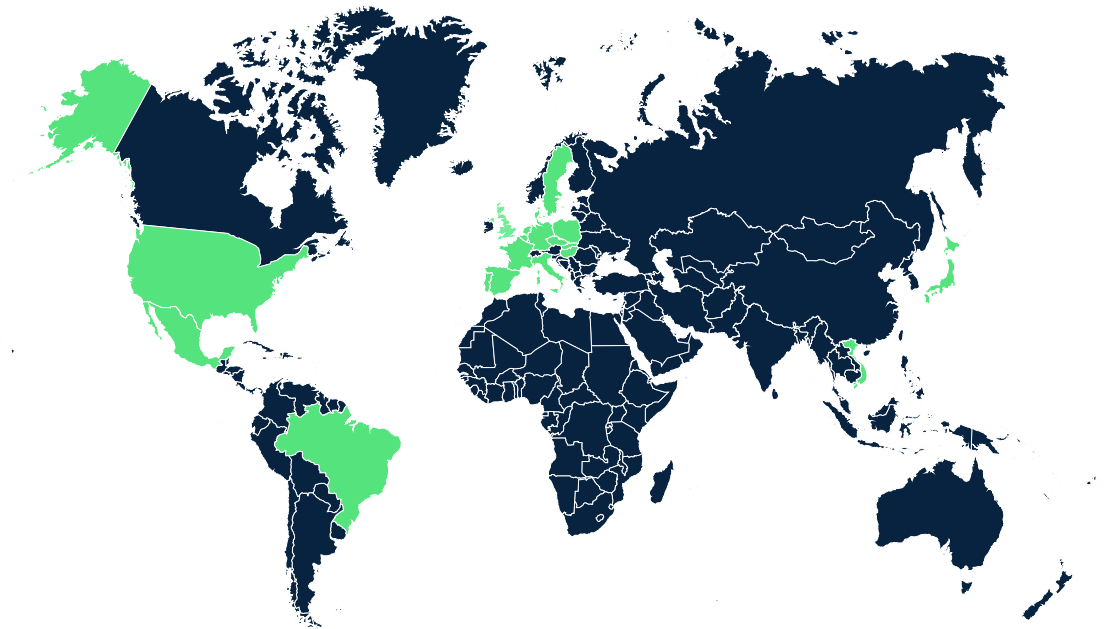


Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.eu.glp.com





If you would like any further information on the building, or to arrange a meeting, please contact:

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