

Milburngate

The Retail & Leisure Edit

SPRING 2021



THIS ISSUE → INTRODUCING MILBURNGATE Welcome to the future of Durham's glorious and historic city centre. A future where everything for life is in one place. **QUALITY COMES AS STANDARD** Find out more about the stunning retail and leisure space available at Milburngate **A WORLD CLASS CITY** Discover why Durham is such a great place to do business



WELCOME TO

Milburngate

The Retail & Leisure Edit

In this edition, you'll be able to find out more about why Milburngate is set to become one of the region's finest retail and leisure destinations.

Located on the banks of the River Wear in the heart of Durham city centre, Milburngate presents retail and leisure occupiers with a range of high-specification units, all set within a stunning 450,000 sq ft mixed-use development that will also feature more than 200,000 sq ft of office space, as well as 153 luxury apartments.

Already we've set the bar high, attracting prestigious tenants including Bar+Block, as well as a 92 bed Premier Inn; all of whom have chosen Milburngate and Durham city centre as a place to benefit from its high footfall, vibrant culture, rich heritage and the millions of visitors who choose to visit each year.

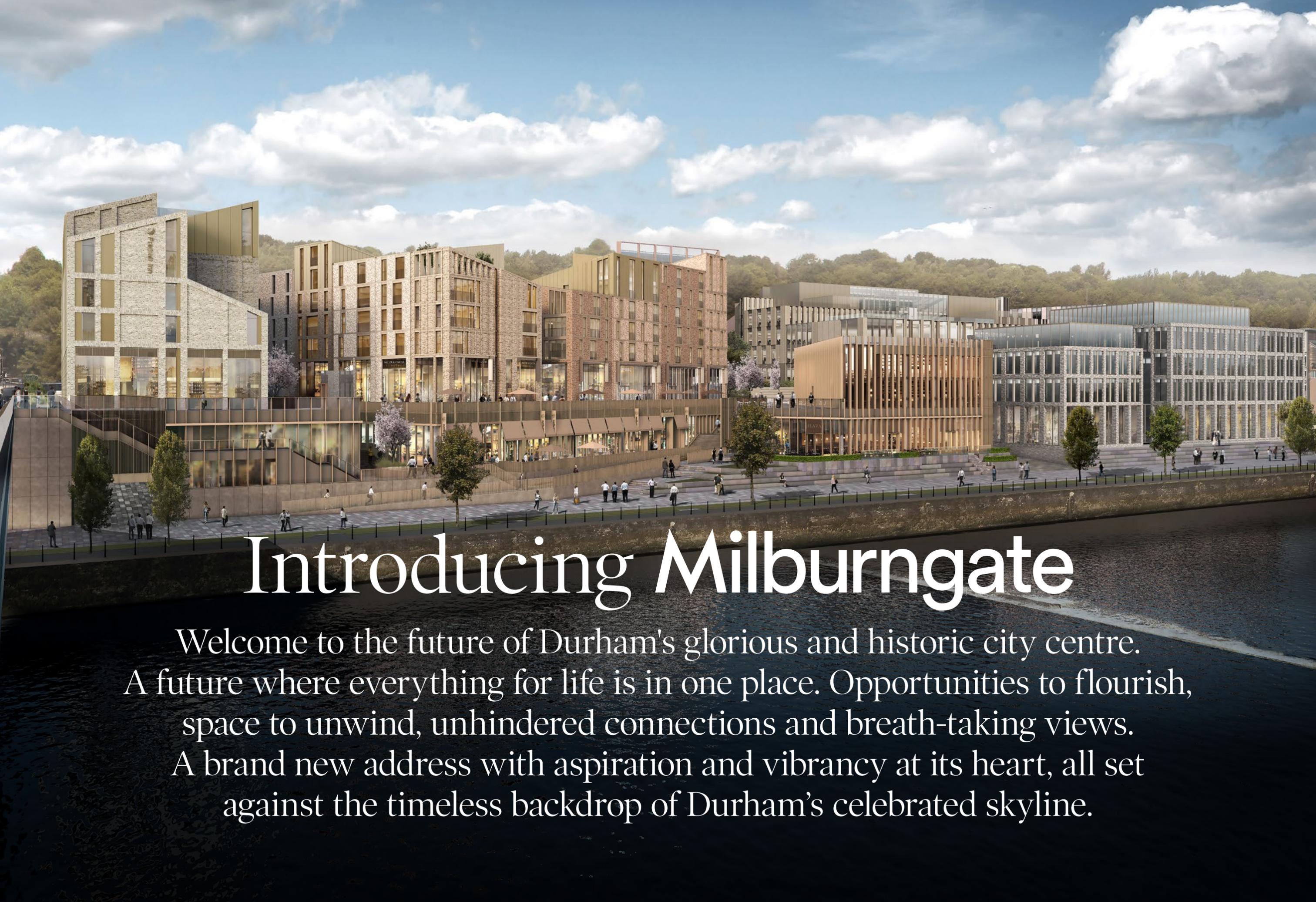
We hope you enjoy this latest edit, and should you want to find out more about locating your business at Milburngate, please do get in touch, we'd be delighted to talk.

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NEIL MCMILLAN
Managing Director, iMpeC



Introducing Milburngate

Welcome to the future of Durham's glorious and historic city centre. A future where everything for life is in one place. Opportunities to flourish, space to unwind, unhindered connections and breath-taking views. A brand new address with aspiration and vibrancy at its heart, all set against the timeless backdrop of Durham's celebrated skyline.

Featuring **450,000** sq ft of mixed-use accommodation, Milburngate has plenty to offer; including **60,000** sq ft retail and leisure space, **153** luxury apartments, **230,000** sq ft offices, a **92 bed** on-site hotel, not to mention the **500** car spaces.

Located in the heart of Durham, Milburngate is a brand-new riverside destination featuring high-quality restaurants, bars and a cinema, complemented by a hotel, luxury apartments, contemporary offices, and the best views the city has to offer.



1



2

- 1 One Milburngate will form part of Phase 1 and offer office occupiers 53,000 sq ft of high-specification space.
- 2 Milburngate will be home to 153 luxury apartments, giving retail and leisure occupiers the opportunity to capitalise on the high-value customer base living on-site.
- 3 Offering a 200m river frontage in one of the U.K.'s most beautiful cities, Milburngate is set to become a thriving retail and leisure destination.



3

When Opportunity Knocks

Milburngate really is a unique opportunity to thrive in an environment perfectly placed to meet the demands of 21st Century food and beverage brands.

Light, bright and spacious,
Unit 04 is the perfect blank canvas.

The location and quality of Milburngate means it has already attracted a number of prestigious leisure brands including *Premier Inn*, *Bar+Block*, and a boutique 4-screen cinema.

This offers occupiers the perfect opportunity to locate and thrive amongst like-minded businesses in Durham's finest retail and leisure destinations.





1



2

- 1 Bar+Block is an all-day dining steakhouse which combines a destination restaurant with a welcoming bar fit for any occasion.
- 2 Premier Inn will be showcasing their brand new concept hotel at Milburngate, which will feature 92 bedrooms.
- 3 Discover a very different viewing experience at the boutique, four screen, cinema.



3



4

“Milburngate's a major part of the future of Durham's city centre and we are excited to be a part of it.”

MATT AUBREY, PREMIER INN
Aquisitions Manager for the North East



Quality comes as standard

We understand that quality brands need quality space. That's why all of the units at Milburngate have been designed to the highest standards so occupiers can make the very best of their offering in a range of stunning spaces overlooking the River Wear.



Stunning views across to Durham's World Heritage site from Unit 8.

At Milburngate, occupiers can take advantage of high-specification retail and leisure space available to let from 1,100 to 9,000 sq ft.

Here, they can enjoy a level of quality and architecture that's difficult to find elsewhere in the North East.



You can find exceptional outdoor space fronting all of the retail and leisure units at Milburngate.



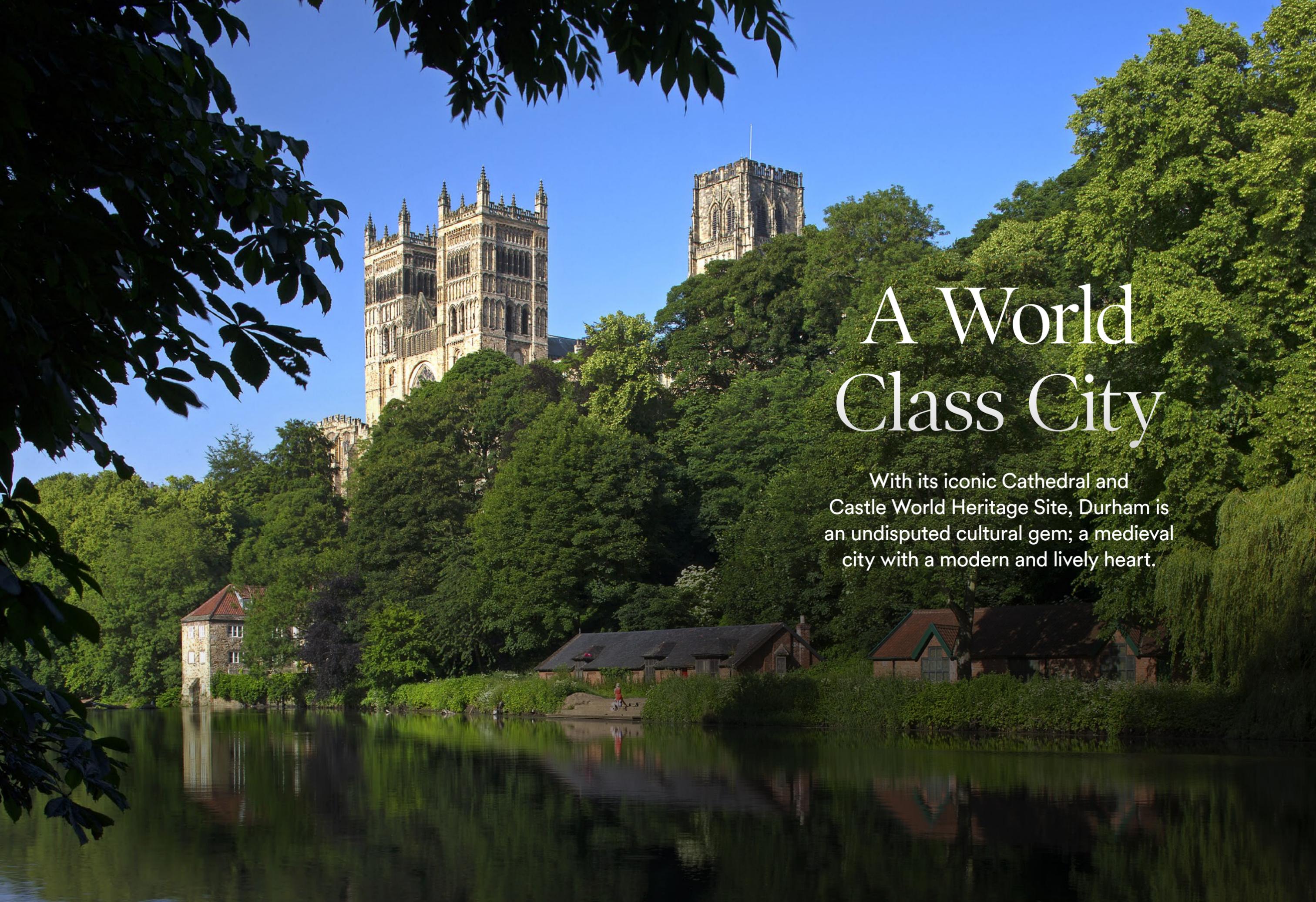
Units 1 & 2.

SPECIFICATION CHECKLIST

- Capped-off services
- Shell specification
- A1-A4 consent
- Internal mezzanine options
- Energy efficient
- 200m river frontage

And it all comes as standard.



A scenic view of Durham Cathedral and Castle on a hillside overlooking a river. The cathedral is a large, ornate Gothic building with multiple spires and a central tower. The castle is a smaller, square stone building with a crenellated top. The hillside is covered in lush green trees. In the foreground, there are several stone buildings along the riverbank, and the water reflects the scene. The sky is clear and blue. The text "A World Class City" is overlaid on the right side of the image in a white, serif font.

A World Class City

With its iconic Cathedral and
Castle World Heritage Site, Durham is
an undisputed cultural gem; a medieval
city with a modern and lively heart.



“Durham really is a fantastic place for so many reasons. For those looking to bring their business here we have some great locations supported by excellent infrastructure and a wide range of thriving businesses just waiting to work alongside you.”

CLLR SIMON HENIG
Leader of Durham County Council

Bill Bryson called it ‘a perfect little city’, The Independent named it as one of the best cities in the world to visit in 2020, and Condé Nast’s Traveller magazine readers voted it the ‘Best city in the UK’.

A captivating city with winding cobbled streets and a prominent peninsula crowned with the dramatic Durham Cathedral and Castle World Heritage Site – one of the most stunning city panoramas in Europe and now home to Open Treasure, the Cathedral’s world-class exhibition experience.

Explore the timeless quality of this quintessential old English University City, take some time out with a relaxing riverside walk or river cruise, or soak up the atmosphere with superb cafés, artisan workshops, boutiques, galleries and museums.

Watch the world go by in one of the city centre cafés, shop for gourmet treats, locally produced food or original crafts in an array of shops and markets, or find city-centre calm at one of the city’s many green spaces.

Days in Durham City are a hard act to follow, but we like to think our evenings are also up to the mark. From spellbinding theatre to side-splitting comedy, intimate restaurants to chic café-bars, and action films to art house cinema, Durham City has entertainment galore - don't miss the city's prime entertainment venue, the Gala Theatre.

Thriving in Durham

Durham city centre is home to a diverse range of quality retail and leisure operators, all of whom are benefitting from locating in the city. From premium national brands, to rapidly expanding regional independents, all of those that choose to invest in Durham city centre are enjoying great success.



- 1 The ever popular Revolution brand overlooking the River Wear.
- 2 The bustling Odeon Cinema at Riverwalk.
- 3 Flat White Kitchen in Durham's historic city centre.
- 4 Cosy Club's bustling new offering at Riverwalk.

Conveniently Located

Durham has become the location of choice for people working in the wider region and beyond, all of whom take advantage of the connectivity that makes it so accessible.

With over half a million people living within 10 miles, Durham City sits at the heart of a region that is home to high-quality skills, talent and employment across a broad range of sectors, as well as a thriving student and tourism economy.



BY CAR

A1(M)	3 MILES
Sunderland	14 MILES
Newcastle	18 MILES
Middlesbrough	22 MILES
Teesside	22 MILES
Tyneside	24 MILES

BY RAIL

Durham City Station*	3 MINS (WALK)
Newcastle	12 MINS
York	43 MINS
Edinburgh	1HR 50MINS
London	2HRS 54MINS

*Connects directly to the Eastern rail network



Location, Location, Location.

It's no secret that the scale of opportunity at Milburngate is huge.

Blending such a complementary mix of uses all in one brand new destination gives retail and leisure occupiers a unique chance to take advantage of a location that will be defined by vibrancy, energy and excitement; one that's guaranteed to drive footfall.



Offering a 200m river frontage in one of the U.K.'s most beautiful cities, Milburngate is set to become a thriving retail and leisure destination.

As well as providing an exceptional range of retail and leisure space, phase one of the development will see the creation of a 92 bed hotel, a four screen cinema, 153 luxury apartments and more than 53,000^{sq ft} of offices. As a consequence, the level of footfall from day one is guaranteed to be high.

From hotel guests and residents to office workers and employees, just the customers on-site is enough to peak interest. But it's not just about that. Milburngate will be a stunning riverside destination designed to attract footfall from across the city, as well as from across the region and beyond.

So why not pause for a moment and imagine locating your business here, in a 24/7 environment where where likeminded brands can co-exist and thrive together in a place that will become a magnet for anyone looking for a quality leisure experience.

The highly flexible Unit 07 at Milburngate, which offers occupiers the opportunity to let their imagination go wild!





A Brand New Place For Work

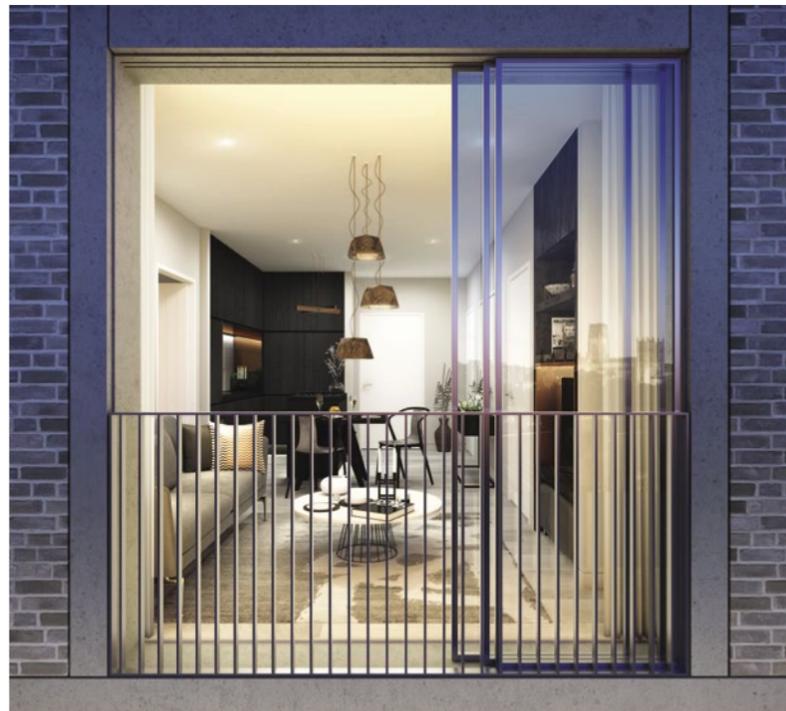
One Milburngate is set to become a hive of activity for forward thinking companies whose staff will be able to enjoy all the benefits of grade A office space, as well as being located in the North East's most prestigious mixed-use development.





A Brand New Place For Life

Perfectly placed for modern city centre living, Milburngate will be home to 153 luxury apartments, giving retail and leisure occupiers the opportunity to capitalise on a high-value customer based who live onsite.





It's All in The Detail

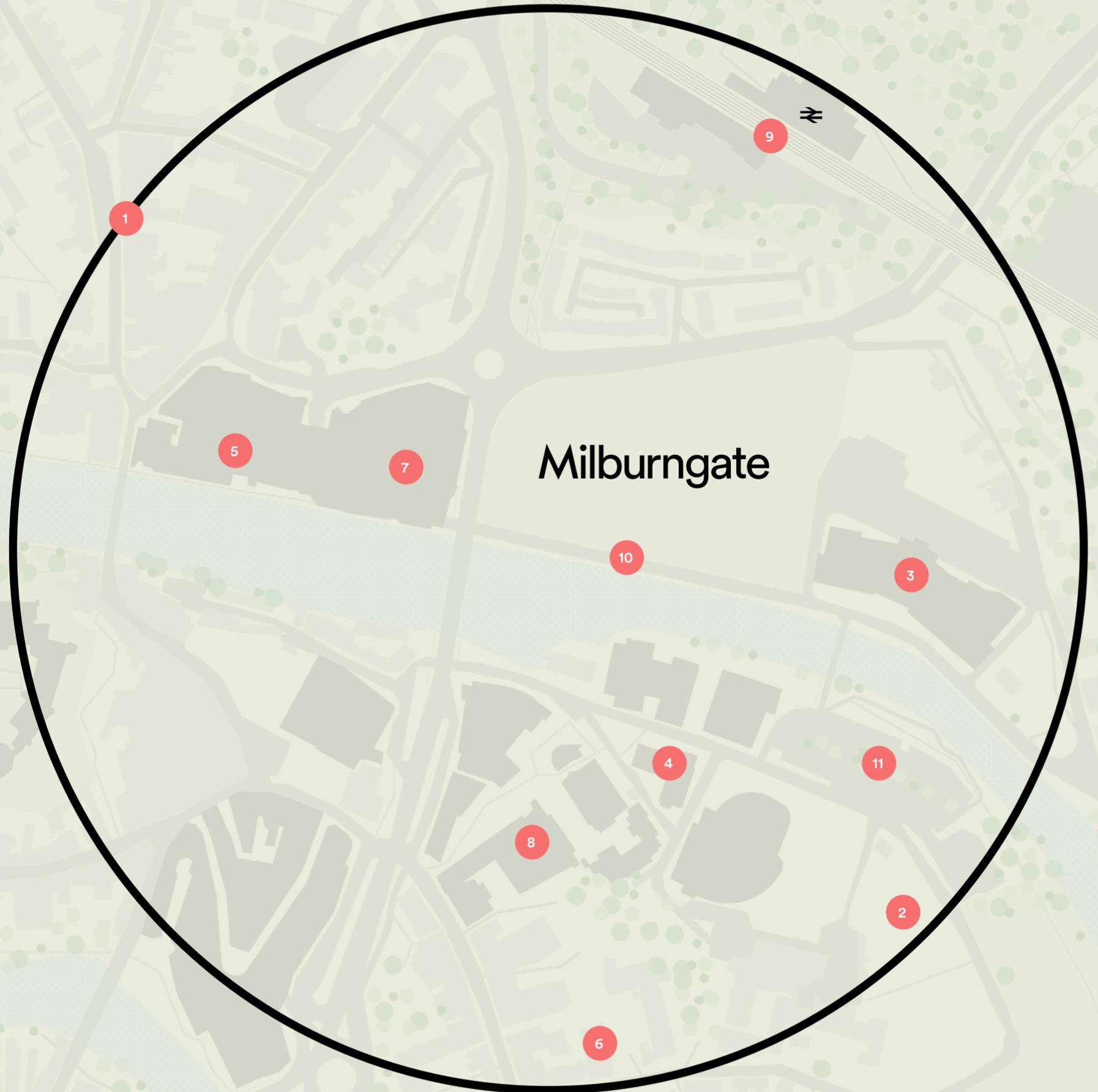
For those of you who like to see the detail, in this section, you can find out more about the context of Milburngate in Durham city, as well as discovering all of the detailed floor plan information and schedules of areas.

WITHIN 5 MINUTES WALK

- 1 c. 2,500 staff in over 250,000^{sq ft} offices
- 2 1,200 students at Durham Sixth Form Centre
- 3 207 bed Radisson Blu
- 4 103 bed Premier Inn
- 5 253 student apartments
- 6 455 student apartments
- 7 6 screen Odeon cinema
- 8 2 screen Gala Theatre
- 9 2.3m passengers use East Coast Mainline train station PA
- 10 c. 150,000 passengers to use new coach parking PA
- 11 New civic centre accommodating 800+ staff

IN WALKING DISTANCE

Durham Station North	3 MINS
Riverwalk	3 MINS
Durham Station South	4 MINS
Gala Theatre	4 MINS
Riverside Walk	4 MINS
Market Place	5 MINS
Durham Castle	8 MINS

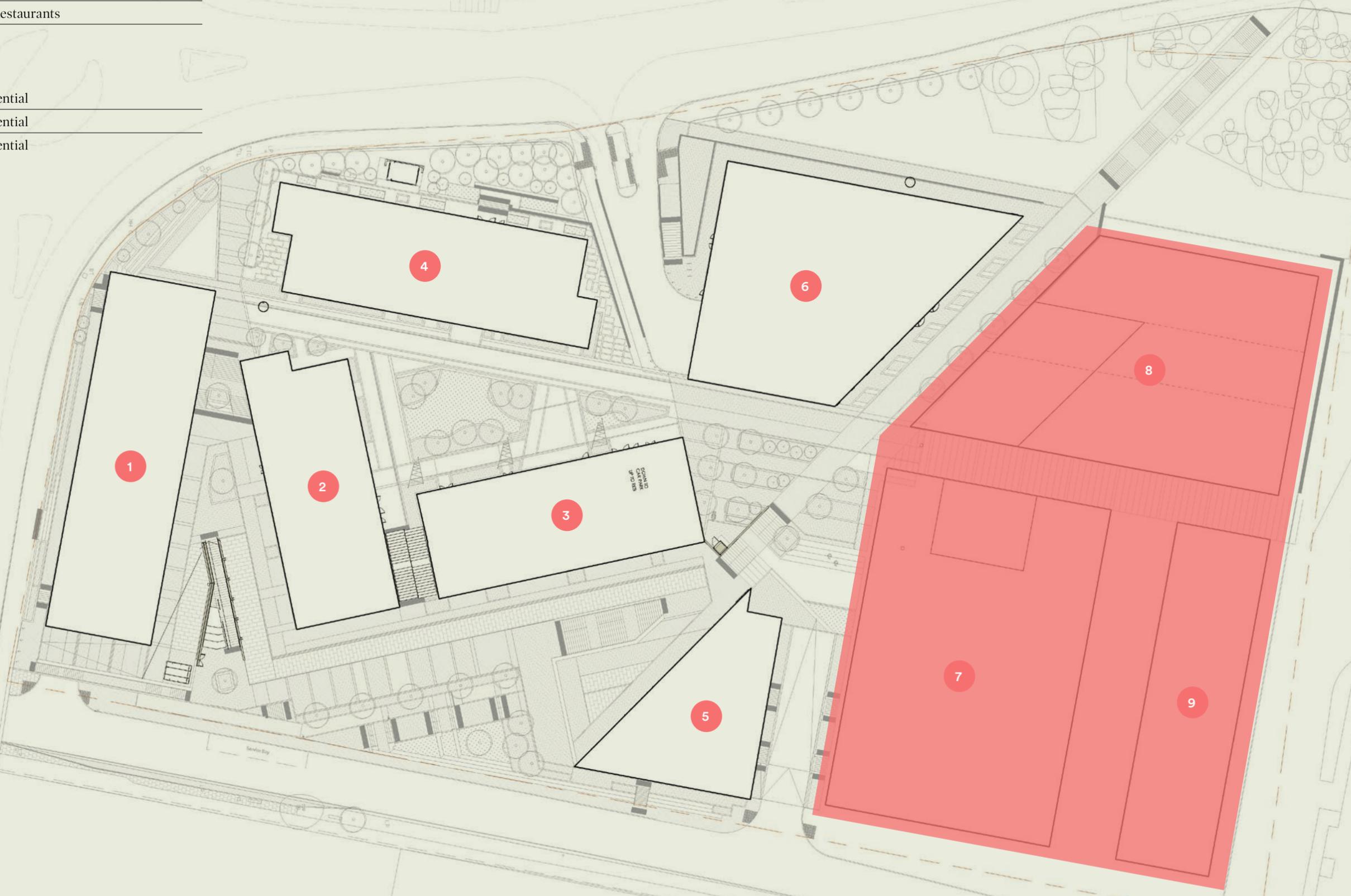


PHASE 1

- 1 92 bed Premier Inn and Bar+Block
- 2 Residential & Restaurants
- 3 Residential, Boutique Cinema and Restaurants
- 4 Residential
- 5 Pitcher & Piano and Restaurants
- 6 Offices

PHASE 2

- 7 Hotel / Offices / Residential
- 8 Hotel / Offices / Residential
- 9 Hotel / Offices / Residential



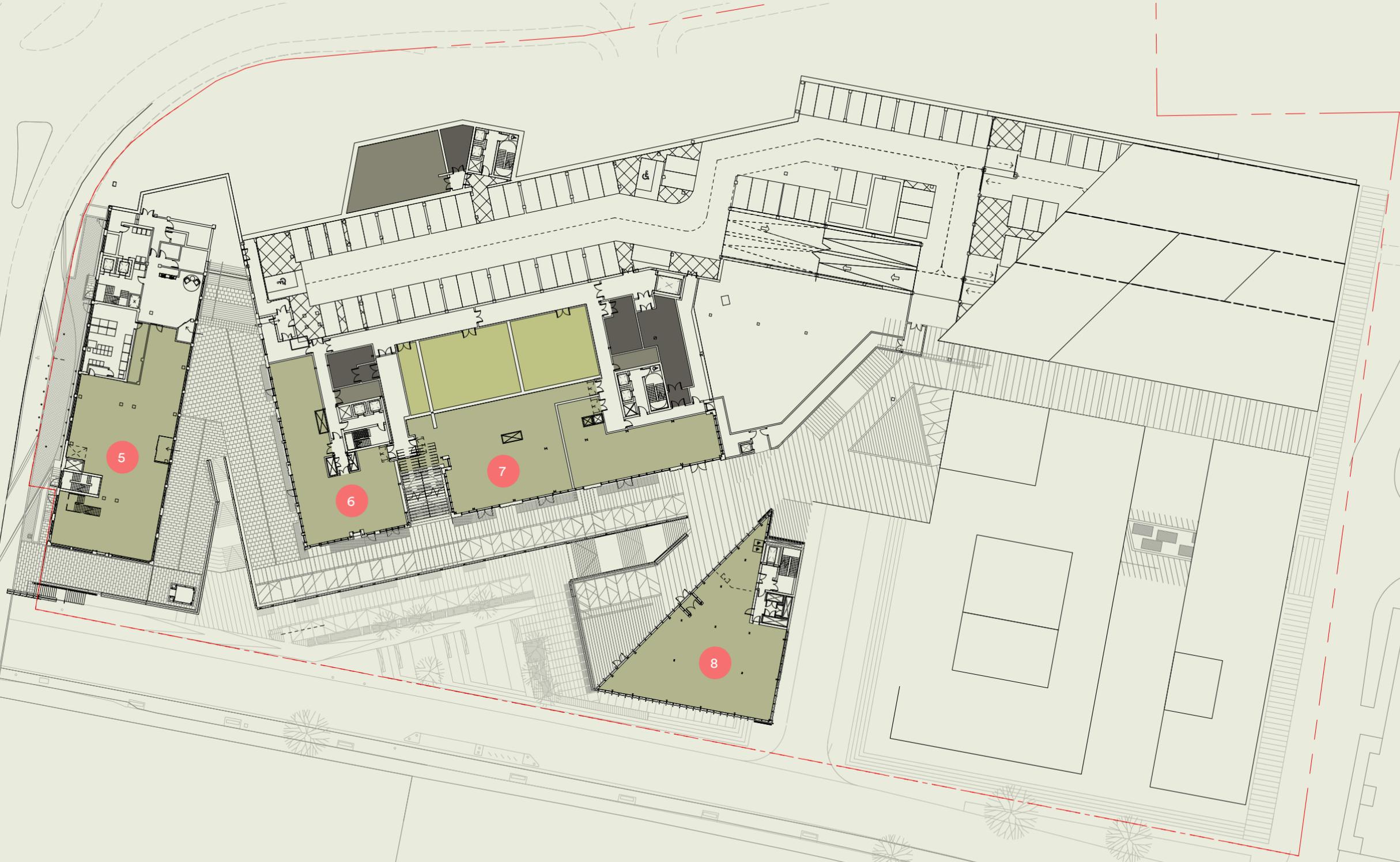
LOWER GROUND FLOOR – RIVER LEVEL

c Boutique Cinema	12,203 ft ²
o Unit 00	3,251 ft ²
Mezzanine	1,334 ft ²
1 Unit 01	3,338 ft ²
2 Unit 02	3,629 ft ²
3 Unit 03	3,056 ft ²
4 Unit 04	3,736 ft ²



GROUND FLOOR – BRIDGE LEVEL

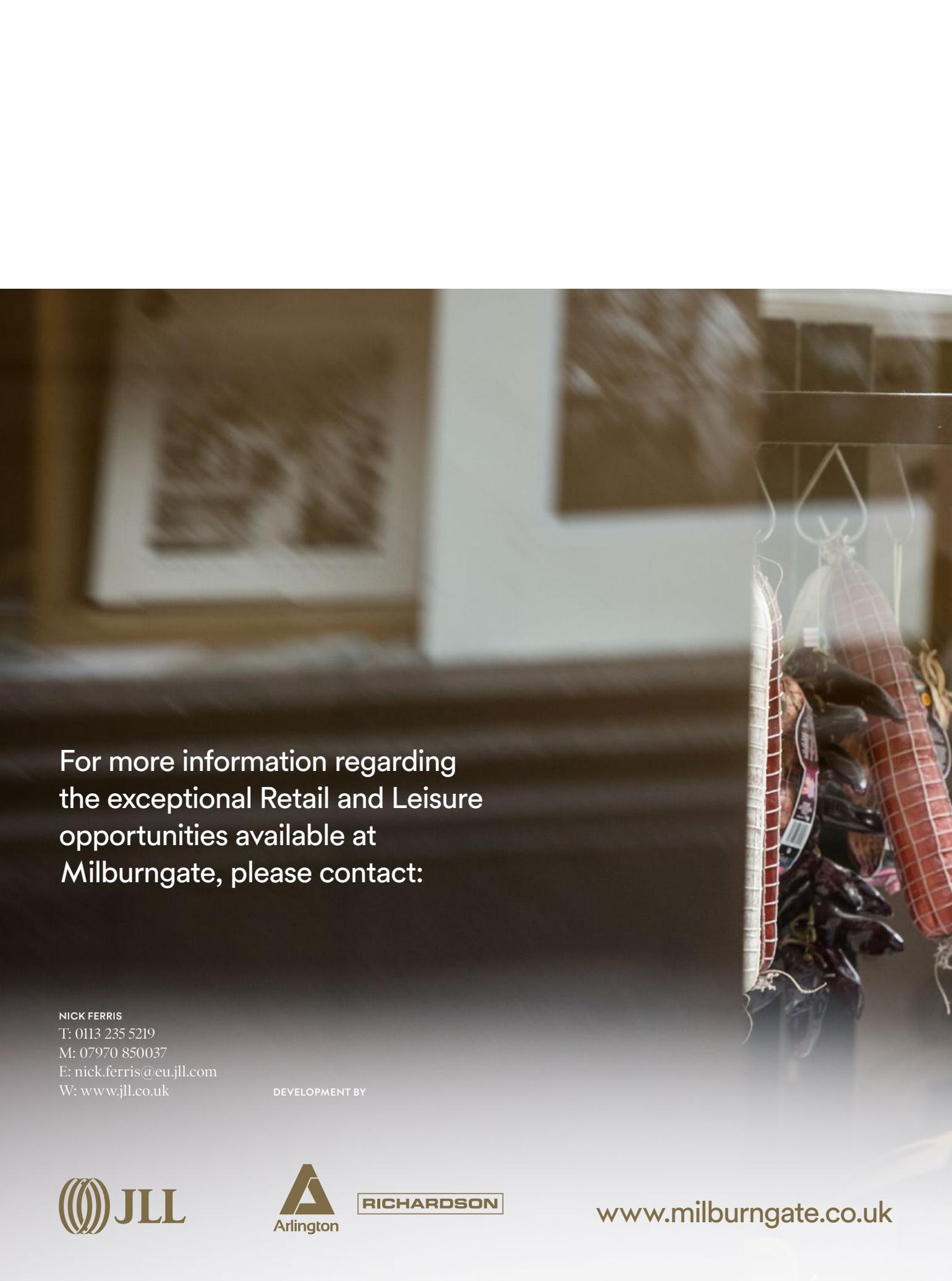
5 Bar+Block	5,554 ft ²
Mezzanine	1,604 ft ²
6 Unit 06	3,171 ft ²
Mezzanine	2,050 ft ²
7 Unit 07	6,222 ft ²
Mezzanine	2,915 ft ²
8 Unit 08	4,590 ft ²
Mezzanine	2,871 ft ²



MEZZANINE/UPPER LEVEL

6 Unit 06	3,171 ft ²
Mezzanine	2,050 ft ²
7 Unit 07	6,222 ft ²
Mezzanine	2,915 ft ²
8 Unit 08	4,590 ft ²
Mezzanine	2,871 ft ²
10 Unit 10	979 ft ²





For more information regarding
the exceptional Retail and Leisure
opportunities available at
Milburngate, please contact:

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