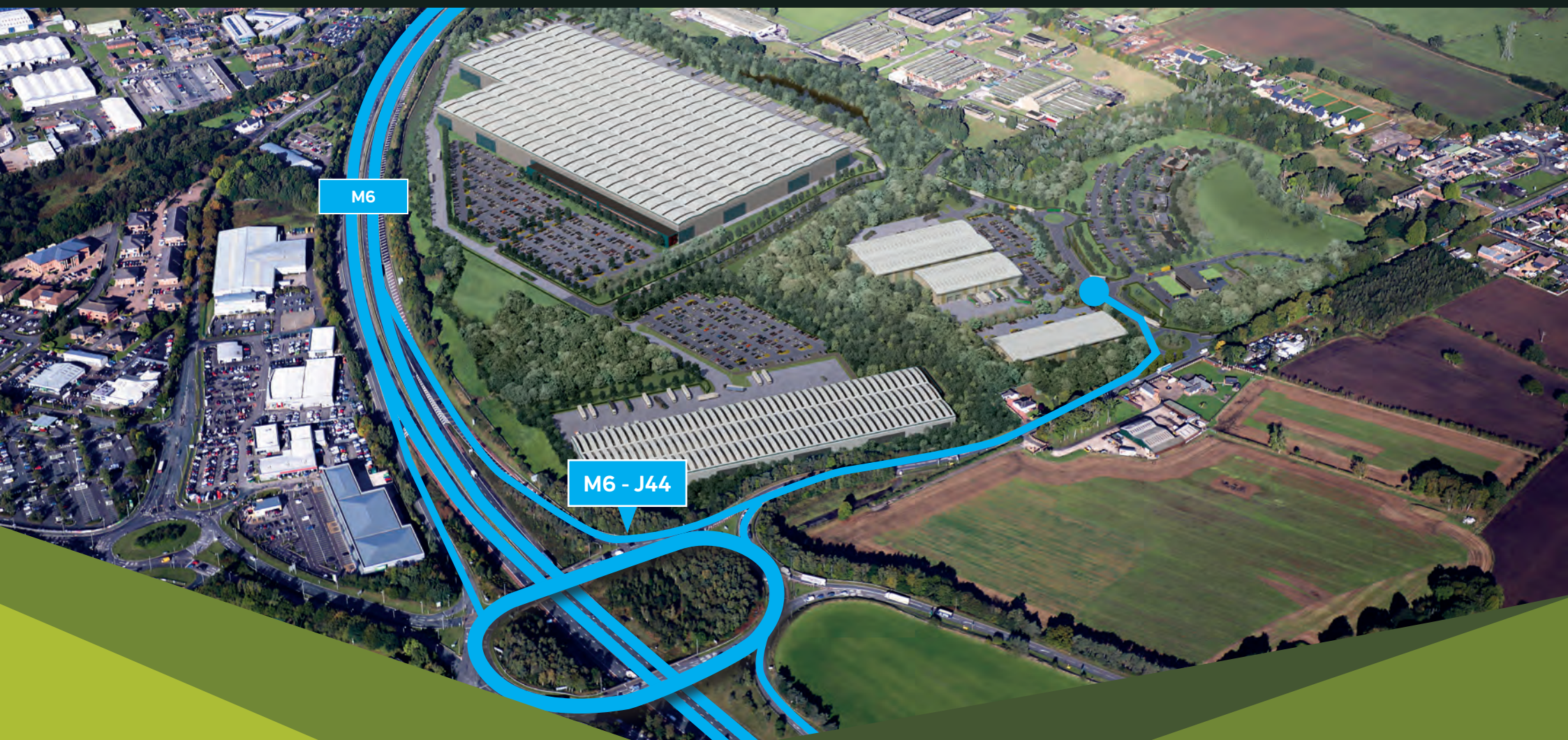




HARKER VIEW

JUNCTION 44 - M6

- 120 acres with consent for c.2 million sq.ft.
- Strategically located at J.44/M6/A7, with excellent access to the North West/Scotland
- Planning Consent Granted
- Logistics, Industrial, Warehouse and Manufacturing
- Roadside, Amenity and Potential Alternative Uses
- Sat Nav: CA6 4HW

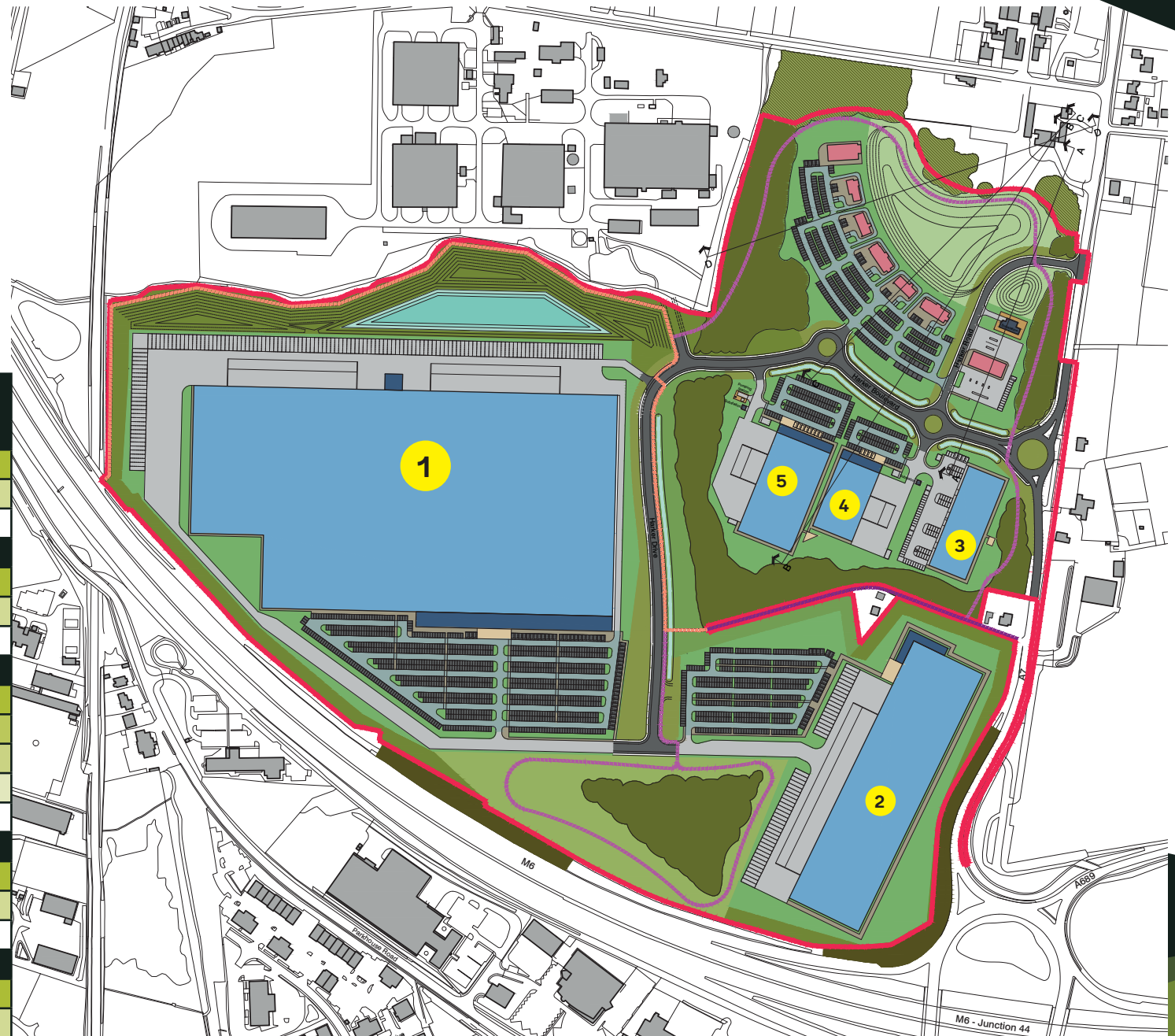




INDICATIVE MASTERPLAN

A hybrid outline and detailed planning consent (Ref: 22/0836) has been approved, granting detailed consent for Plots 3100, 3200, and 3300, along with the associated roadside amenity provision, and outline consent for the remainder of the site for B1, B2, and B8 uses.

		SQ M	SQ FT
	Plot 1000	93238.4	1,003,610
No.1	Ground	87761.28	944,660
	First	5477.12	58,960
	Plot 2000	21,881.22	235,530
No.2	Ground	21,404.76	230,400
	First	476.46	5,130
	Plot 3100	3,868.14	41,640
No.3	Unit 3110	1,184.41	12,750
	Unit 3120	907.34	9,770
	Unit 3130	884.53	9,530
	Unit 3140	891.86	9,600
	Plot 3200	3,585.74	38,600
No.4	Ground	3,266.80	35,170
	First	318.94	3,440
	Plot 3300	6,698.10	72,100
No.5	Ground	6,257.93	67,360
	First	440.17	4,740



THE OPPORTUNITY

Harker View provides a large scale industrial, manufacturing and logistics hub, complimented by ancillary roadside, retail and potential alternative uses, situated in the North West at J.44, M6.

Set over 120 acres Harker View benefits from a hybrid detailed/outline planning consent for 2 million sq.ft.

Units are available freehold or leasehold, with land sales considered and can be delivered to meet occupiers specific requirements.

Units will be set within a landscaped environment with a focus on sustainability and well being running throughout Harker View.

- 120 acres with outline planning consent for 2 million sq.ft.
- Cross dock opportunities
- Large yards
- Extensive power available
- Up to 22m eaves height

THE BENEFITS

The site and surrounding area offers:

- Strategically located at J.44/M6/A7, with excellent access to the North West/Scotland
- High quality managed & landscaped environment
- Potential roadside facilities
- Close proximity to Carlisle City Centre
- Close to Carlisle Airport
- Good labour opportunities
- Occupiers nearby include Pirelli, McVities, Stobart and Capita



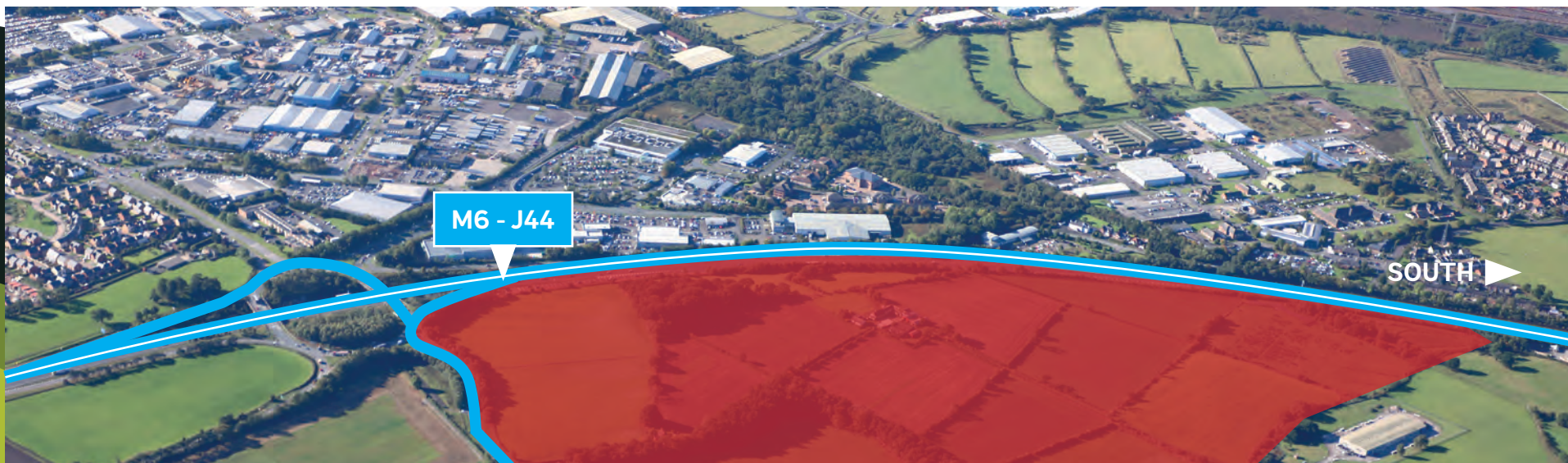
CAPITA

WORKFORCE AND DEMOGRAPHICS

Carlisle is well served for labour availability, both skilled and unskilled, having a population of (see below). Carlisle has a population of c.110,000 with an estimated 2 – 3 million people within a 2 hour drive time.

Key Statistics:

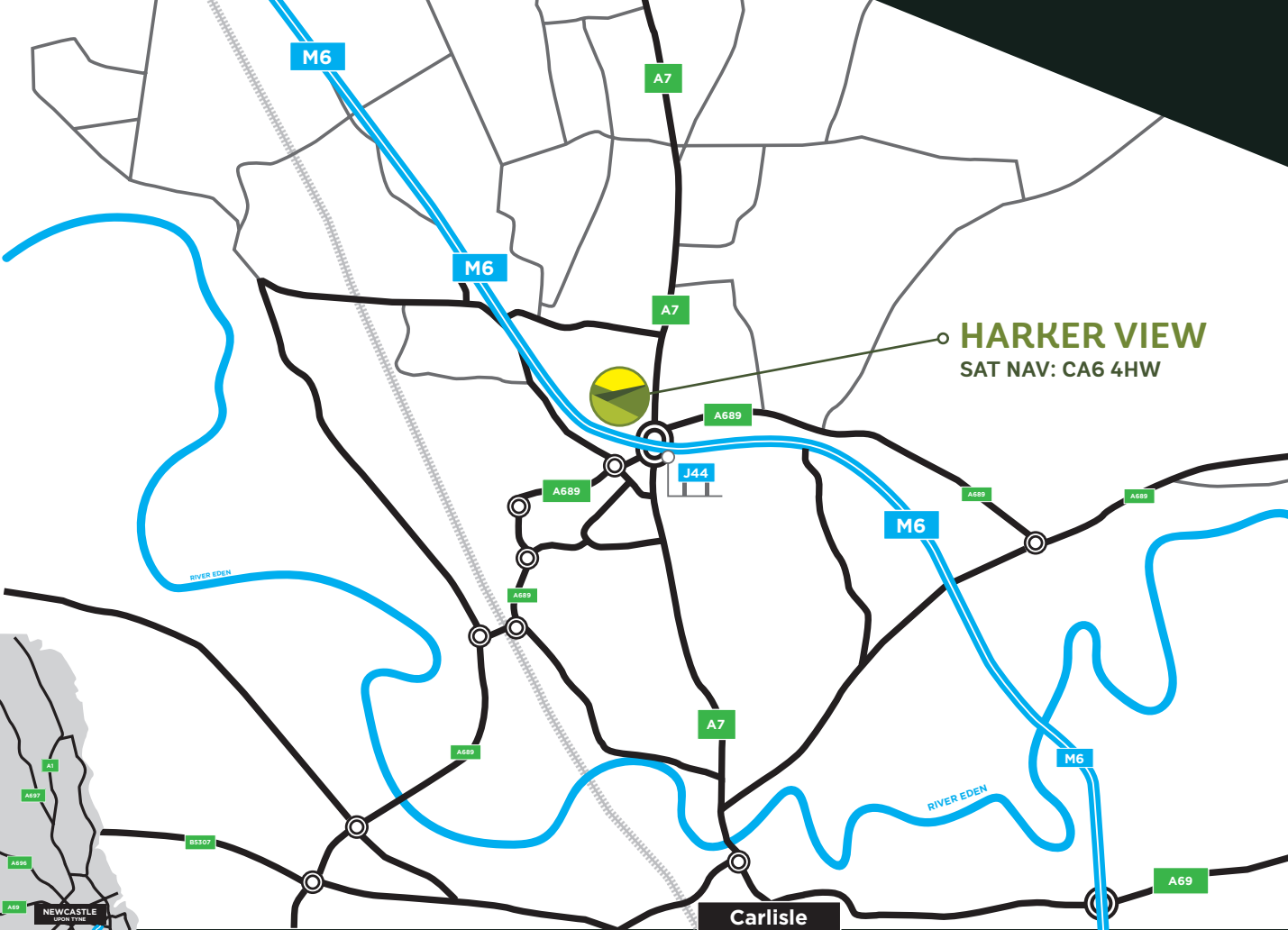
- Unemployment rate – 1.7% • Economically active – 76.8% • Level 2 qualification & above – 75%
- Hourly Pay rates £11.44 - £14.30 in Carlisle dependent on age compared to UK average of £16.40



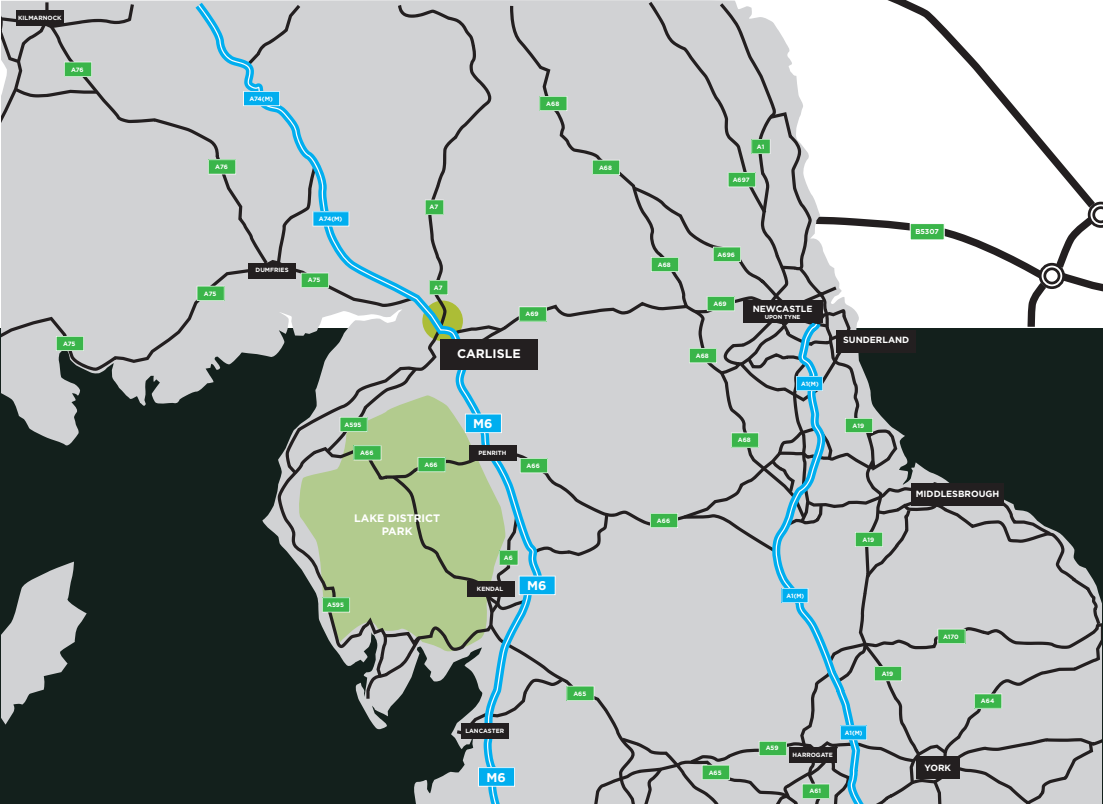
LOCATION

Harker View occupies a strategic position at J44 of the M6 at Carlisle with Newcastle 60 miles east, Glasgow 90 miles and Manchester 80 miles. Carlisle Airport sits 6 miles to the east whilst Newcastle International Airport is 55 miles away.

DRIVE TIMES	
Glasgow	1 hour 40 minutes
Newcastle	1 hour 18 minutes
Manchester	2 hours 8 minutes
Birmingham	3 hours 21 minutes
London	5 hours 36 minutes



HARKER VIEW
SAT NAV: CA6 4HW



DRIVE TIMES		
PORTS	AIRPORTS	RAIL FREIGHT
Workington – 37 miles	Carlisle – 7 miles	Workington – 37 miles
Liverpool – 125 miles	Teeside – 86 miles	
Hull – 173 miles	Glasgow – 99 miles	
Immingham – 187 miles	Manchester – 122 miles	

TERMS & FURTHER INFORMATION



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Dated: September 2026