



HARKER VIEW

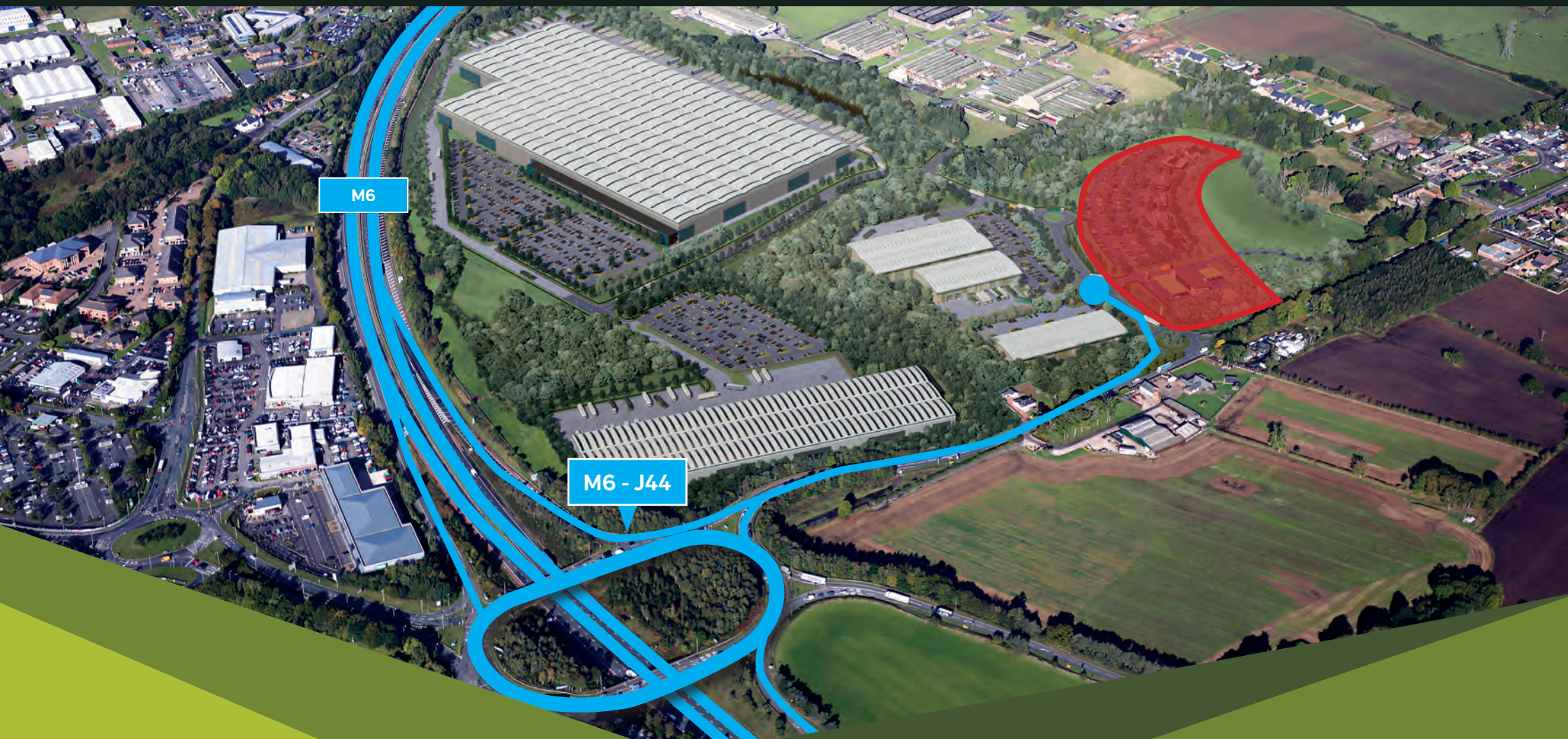
JUNCTION 44 - M6

PLOTS 4100 & 4200

FOR SALE/TO LET

ROADSIDE, RETAIL, PFS & ALTERNATIVE USES

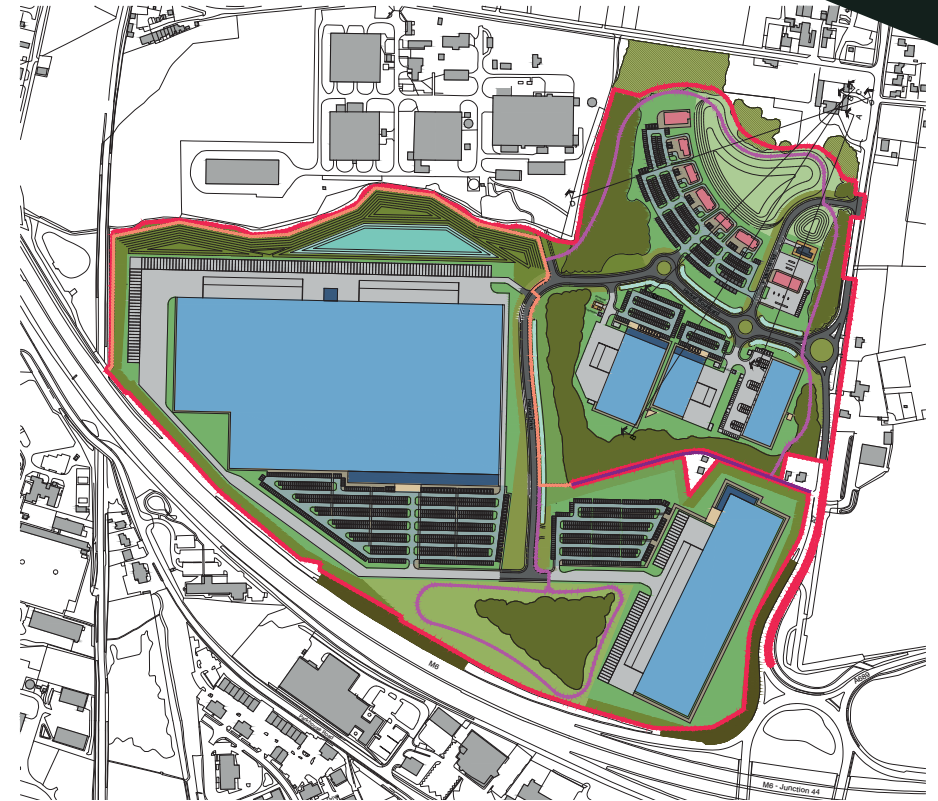
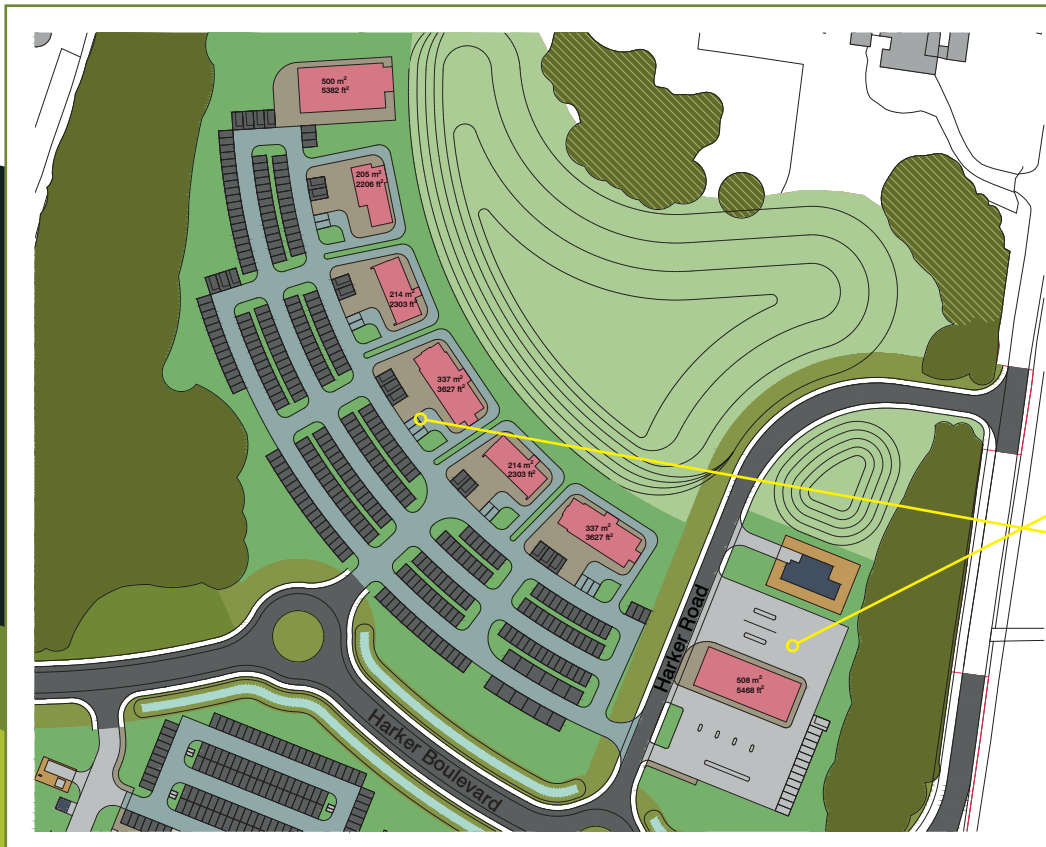
- Up to 8.25 acres
- Detailed Planning Consent Granted
- Strategically located at J.44/M6/A7, with excellent access to the North West/Scotland
- Sat Nav: CA6 4HW





INDICATIVE MASTERPLAN

A detailed planning consent (Ref: 22/0836) has been approved for industrial, warehouse and logistics space. This forming part of the wider Harker View scheme whereby a hybrid outline and detailed planning consent has been approved for B1, B2 & B8 across the 120 acre site, capable of delivering up to 2 million sq.ft. of industrial, warehouse & logistics space.



ACRES	
Plot 4100	1.68
Plot 4200	6.57

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, accessed via the A7, and benefiting from high daily passing vehicle movements.

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

The Roadside, Retail, PFS and potential alternative uses plots are situated to the front of Harker View, easily accessible and in a highly prominent position fronting the A7 at its junction with M6, J.44.

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

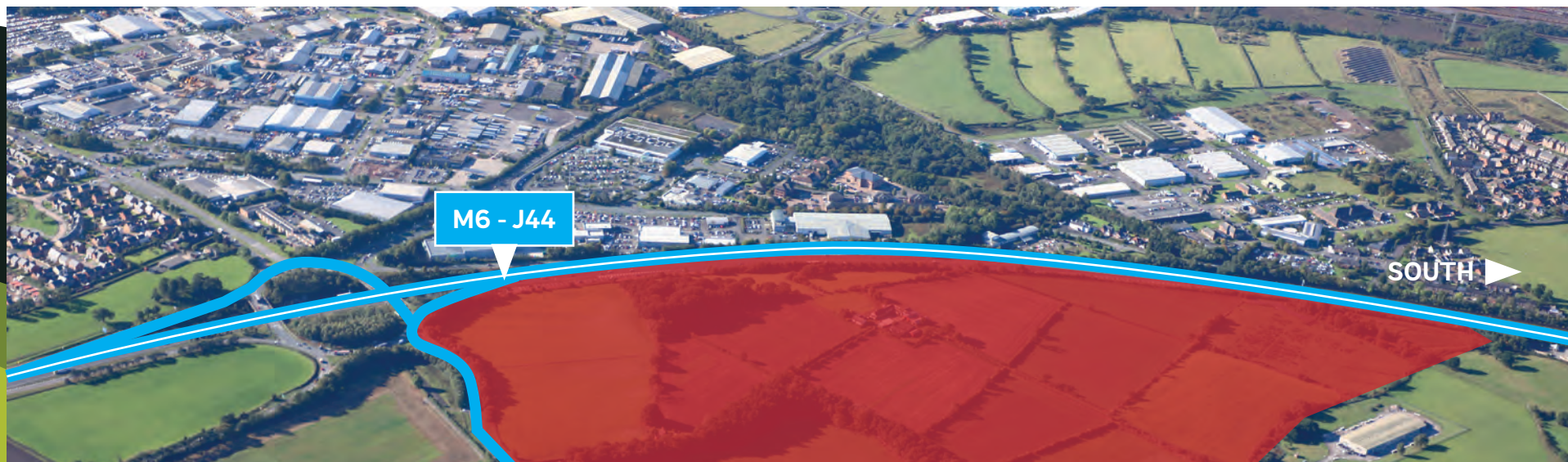


WORKFORCE AND DEMOGRAPHICS

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:

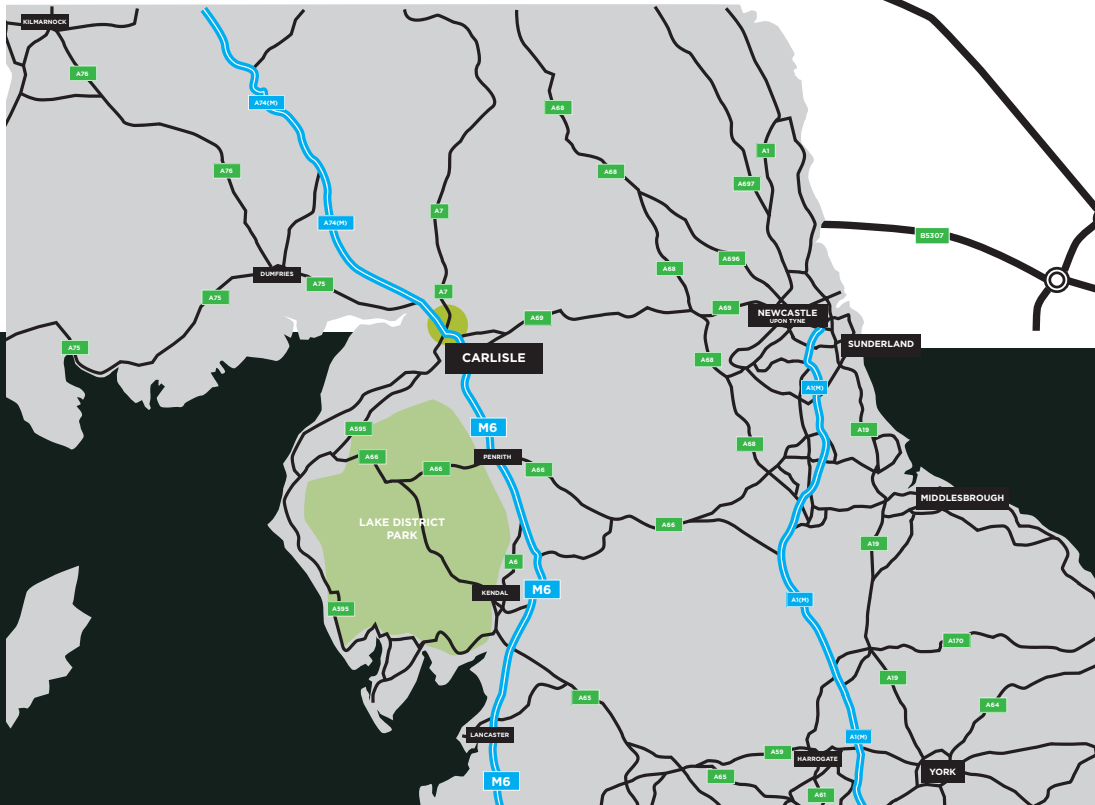
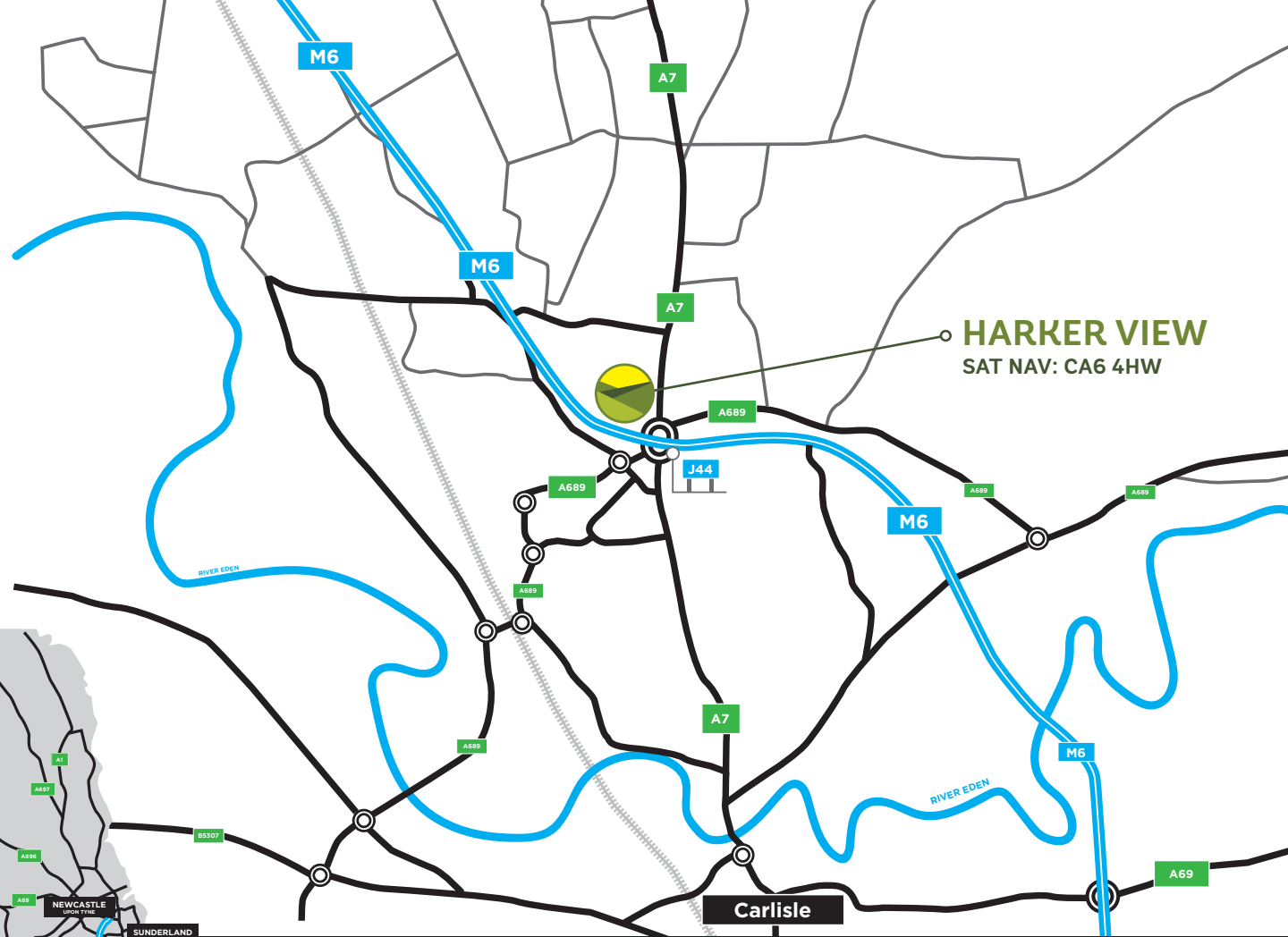
- Unemployment rate – 1.7% • Economically active – 76.8% • Level 2 qualification & above – 75%
- Hourly Pay rates £11.44 - £14.30 in Carlisle dependent on age compared to UK average of £16.40



LOCATION

Harker View occupies a highly prominent and strategic position at J.44 of the M6 at Carlisle, accessed at its junction with the A7. Combined linking Harker View in the north west to Scotland and also to the north east via the A689/69, all key transport links in the locality with a high volume of passing vehicular traffic.

The heart of Carlisle city centre is less than 4 miles and a 20 minute drive, with the site in close proximity to the wider commercial areas and airport of Carlisle.



TERMS & FURTHER INFORMATION



James Keeton
james.keeton@ksre.co.uk
07812 250 857



Keith Stewart
keithstewart@naylors.co.uk
07796 302 147



This brochure does not constitute part of an offer or contract.
All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Naylors and M1 Agency nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Dated: September 2026