



HARKER VIEW

JUNCTION 44

- 1,300,000 sq. ft on 100 acres
- J44, M6, Carlisle
- Sat Nav: CA6 4HW



THE OPPORTUNITY

Harker View provides a large scale industrial and logistics hub in the North West on a site of 100 acres where up to 1,000,000 sqft of space can be offered bespoke to occupier requirements to include:

- Units up to 1,000,000 sqft on 100 acres.
- Eaves up to 22m
- Floor loadings up to 50kN/m²
- Cross dock opportunities
- Large yards
- Extensive power available

THE BENEFITS

The site and surrounding area offers:

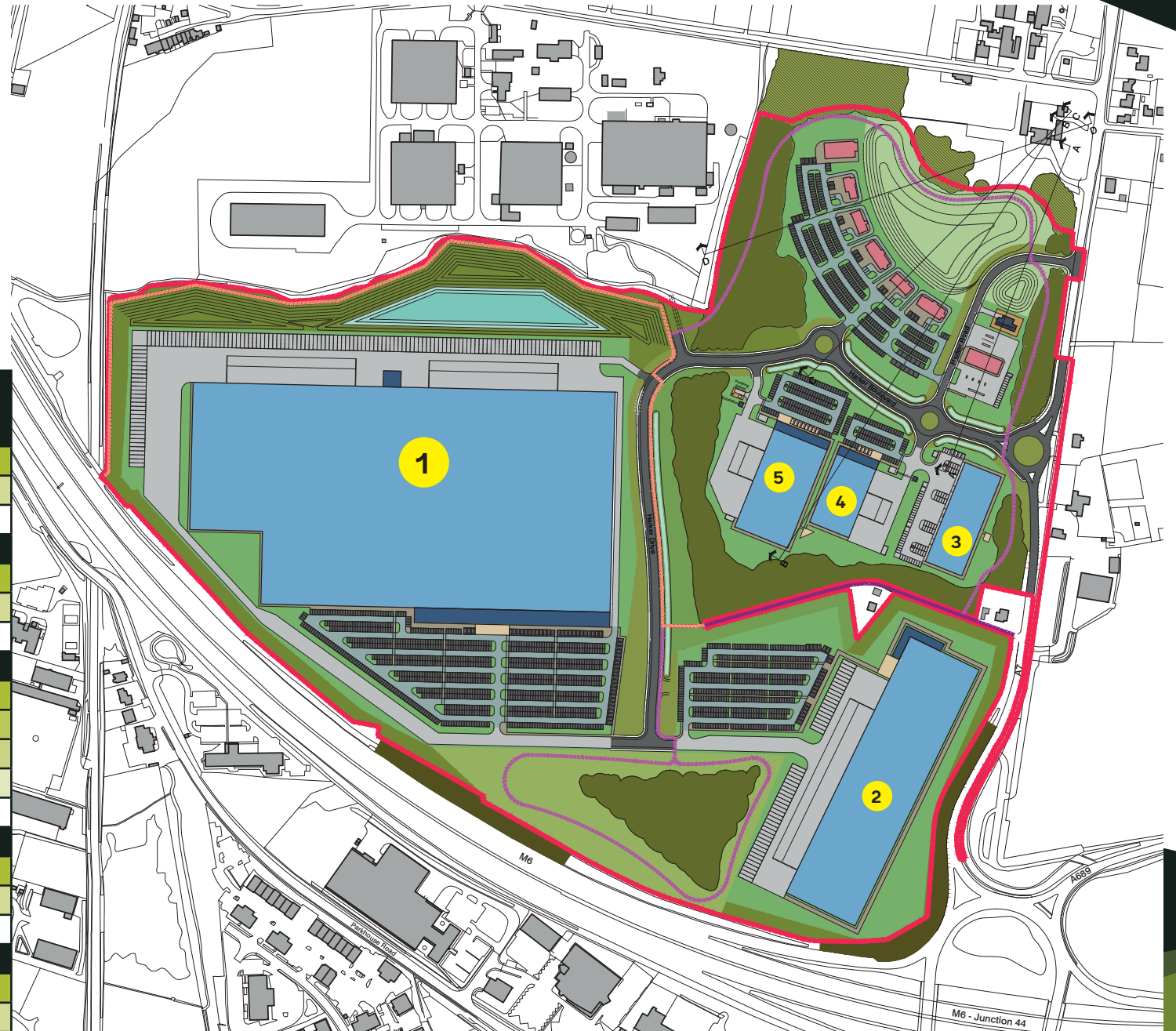
- Excellent location adjacent to junction 44 of the M6
- High quality managed & landscaped environment
- Potential roadside facilities
- Close proximity to Carlisle City Centre
- Close to Carlisle Airport
- Good labour opportunities
- Occupiers nearby include Pirelli, McVities, Stobart and Capita





INDICATIVE MASTERPLAN

		SQ M	SQ FT
Plot 1000			
No.1	Ground	87761.28	944,660
	First	5477.12	58,960
Plot 2000			
No.2	Ground	21,404.76	230,400
	First	476.46	5,130
Plot 3100			
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			
No.4	Ground	3,266.80	35,170
	First	318.94	3,440
Plot 3300			
No.5	Ground	6,257.93	67,360
	First	440.17	4,740

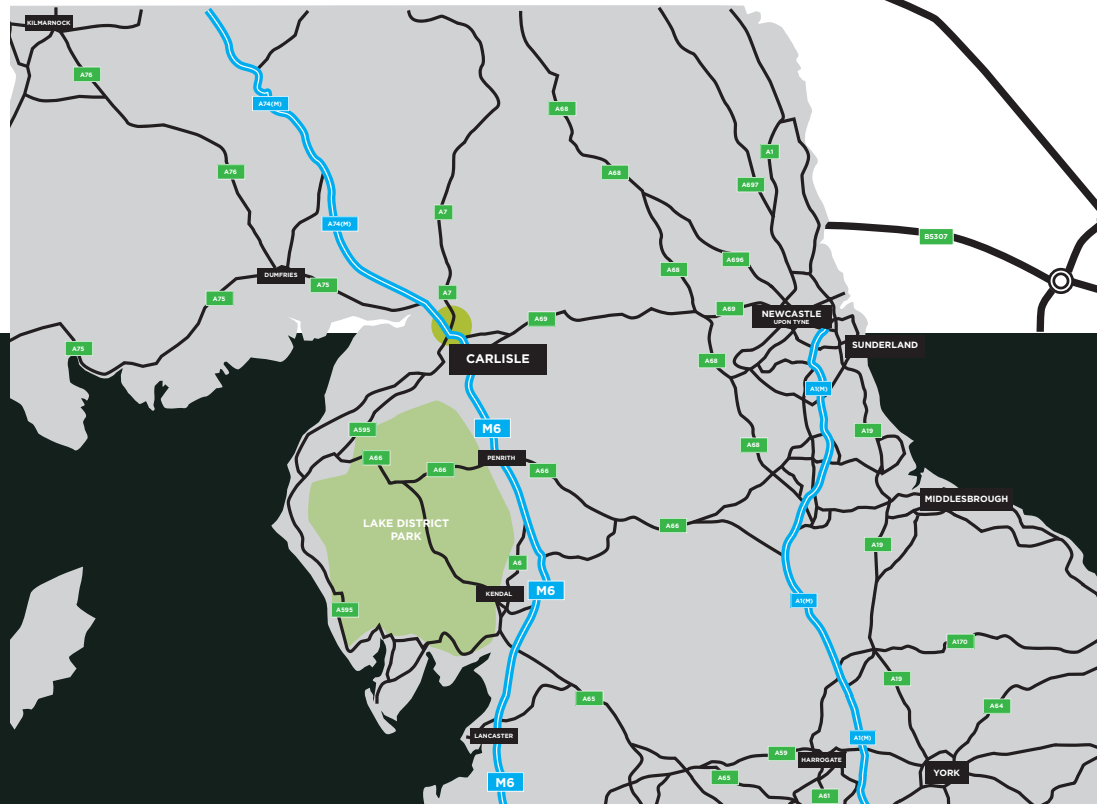


LOCATION

The site 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



WORKFORCE AND DEMOGRAPHICS

Both the cost and availability of labour is a key driver for occupiers across the UK. Carlisle has a population of 107,524

KEY STATISTICS:

- Unemployment rate – 4.4%
- Economically active – 76.8%
- Level 1 or above – 14.8%
- Hourly pay rates - £13.76 in Carlisle, compared with a NW average of £14.44 and the UK average of £15.18

TERMS & FURTHER INFORMATION



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