



**KINGMOOR HOUSE  
LOGISTICS PARK**

CARLISLE

# **KINGMOOR HOUSE** **LOGISTICS PARK,** **CARLISLE**

FREEHOLD OPPORTUNITIES AVAILABLE





Kingmoor House Logistics Park is a brand new development of best in class industrial warehouse buildings located just north of Carlisle City Centre and only 1-mile from M6 Junction 44.

The development proposes three buildings in a beautiful, landscaped, park environment built to the highest sustainability standards and designed to meet all of your operational needs.

You're in great company at Kingmoor House Logistics Park because we have many household names you know and love right on the doorstep.

Buildings and plots are available on a freehold and leasehold basis and the masterplan can be adapted to suit your specific requirements.



# A BRAND NEW SUSTAINABLE LOGISTICS HUB IN CARLISLE

**NET-ZERO CARBON READY**

SUPPORTING YOUR NET-ZERO CARBON TARGETS

**BREEAM®**

TARGETING BREEAM EXCELLENT

**EPC**

TARGETING EPC A RATING

LANDSCAPED PARK ENVIRONMENT





# A STRATEGIC LOCATION

Kingmoor House Logistics Park is ideally situated to serve Carlisle and the key consumer markets in Northern England & Scottish Borders.



Drive time	Households	Population
30	81,843	180,994
60	206,482	457,744
120	3,464,575	7,778,509
240	13,300,305	30,592,476



Drive time	All Workforce
30	77,587
60	178,220
120	2,722,506
240	11,763,156



**OVER**

# 41,150 PEOPLE

employed locally in the manufacturing, transport & storage.



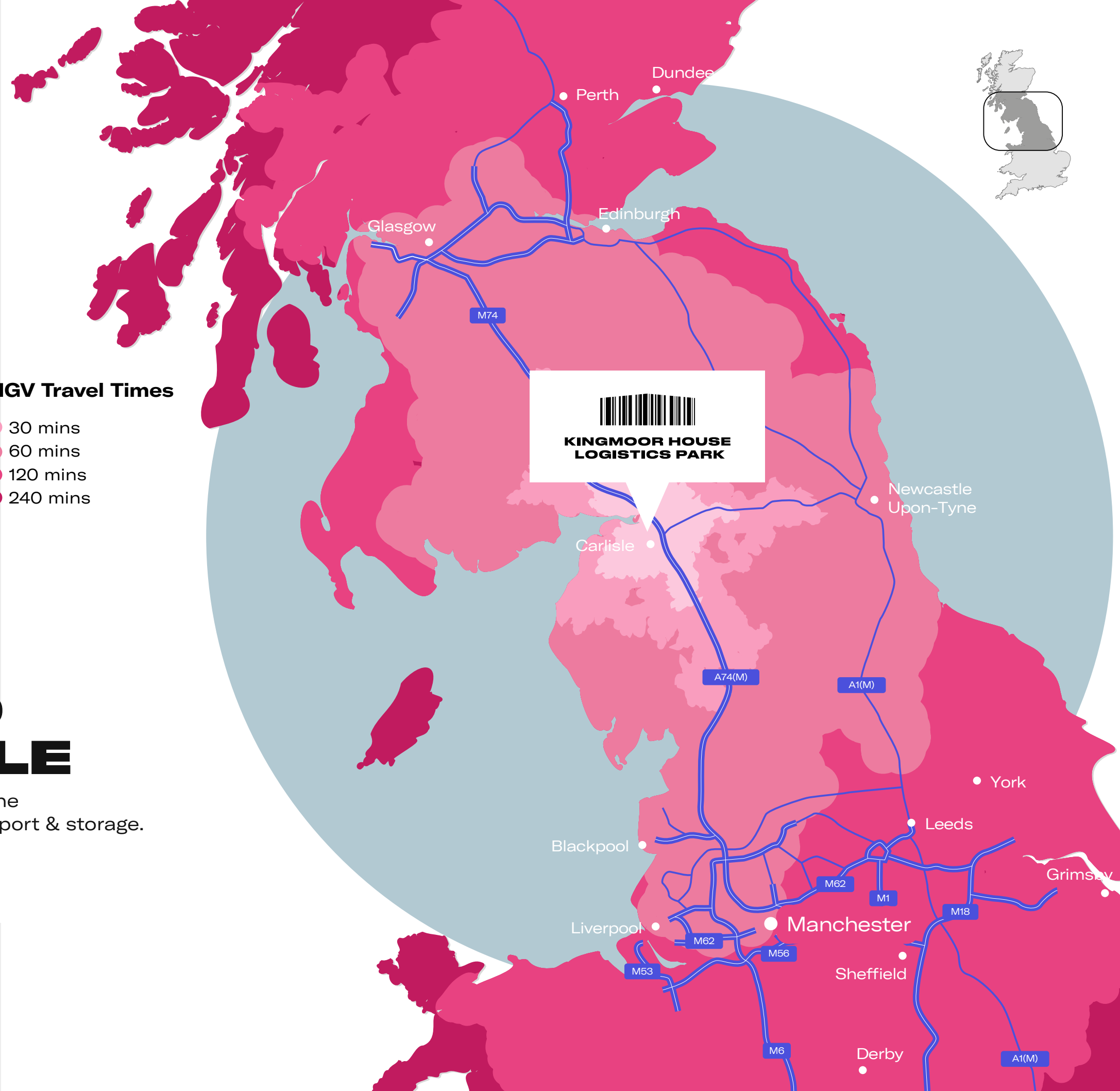
**OVER**

# 335,500 PEOPLE

economically active locally.

## HGV Travel Times

- 30 mins
- 60 mins
- 120 mins
- 240 mins





# PLANNING

Kingmoor House Logistics Park proposes three high quality buildings in a landscaped park environment, built to the highest sustainability standards to meet modern occupier requirements.

The site currently has outline planning permission for the erection of 3 buildings for Class E (Industrial), Class B2 (General Industrial) and B8 (Storage and Distribution) including access road, car parking, drainage, landscaping and associated works.

Planning Ref: 21/0861 - Carlisle City Council

Computer Generated Image illustrating Unit 1.





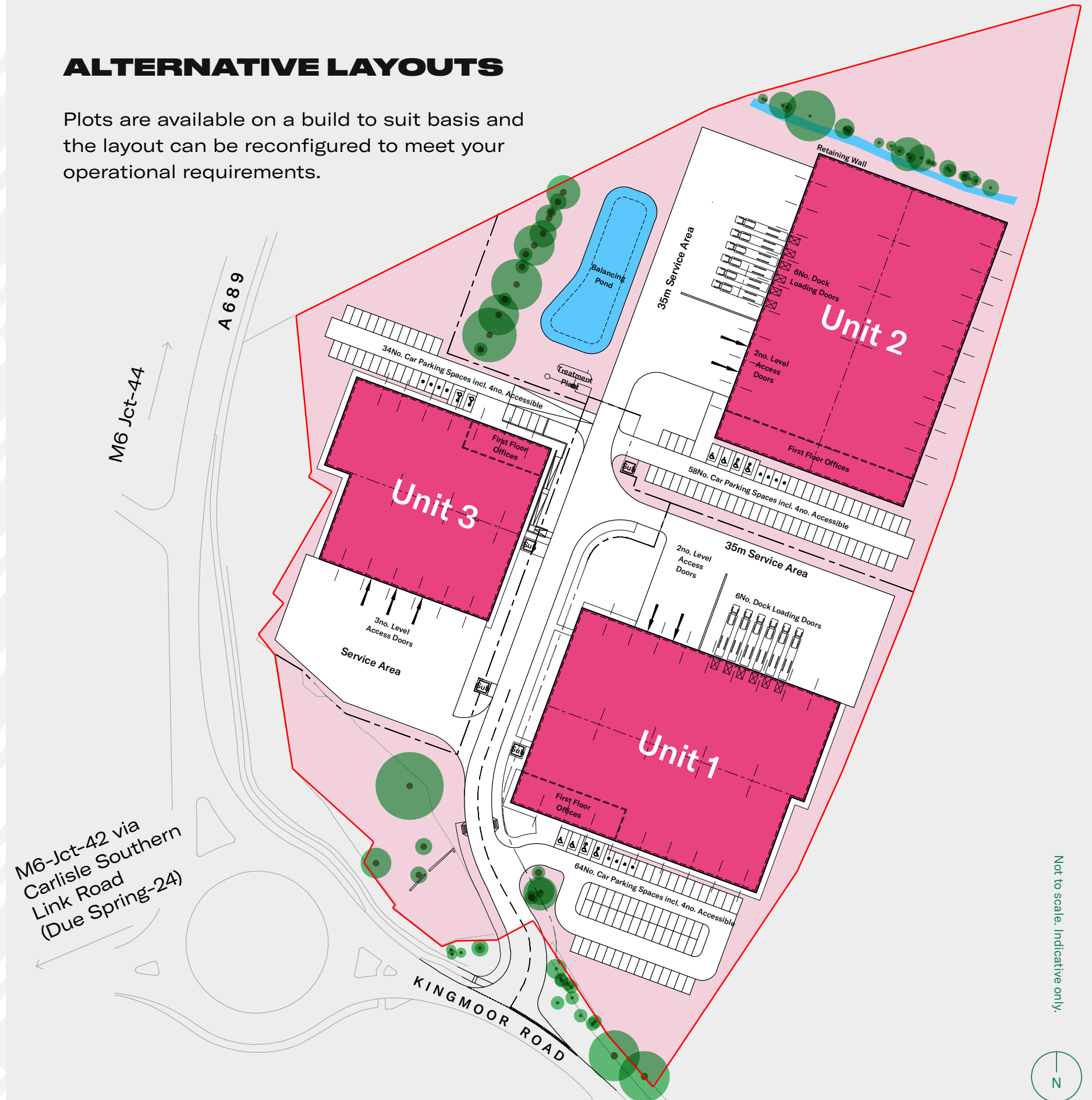
# MASTER SITE PLAN

## Accommodation Schedule

Unit 1	Sq Ft	Sq M
Industrial	50,250	4,668
Offices	3,000	279
<b>Total</b>	<b>53,250</b>	<b>4,947</b>
Car Spaces		64
Site Area	3.0 acres	1.2 hectares
Unit 2		
Industrial	55,000	5,110
Offices	5,000	465
<b>Total</b>	<b>60,000</b>	<b>5,575</b>
Car Spaces		58
Site Area	2.9 acres	1.2 hectares
Unit 3		
Industrial	32,000	2,973
Offices	2,000	186
<b>Total</b>	<b>34,000</b>	<b>3,159</b>
Car Spaces		34
Site Area	2.1 acres	0.9 hectares
<b>Total Development</b>	<b>147,250</b>	<b>13,681</b>
<b>Net Site Area</b>	<b>8.0 acres</b>	<b>3.3 hectares</b>

## ALTERNATIVE LAYOUTS

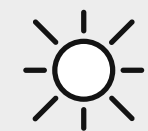
Plots are available on a build to suit basis and the layout can be reconfigured to meet your operational requirements.



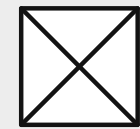
Not to scale. Indicative only.

# THE SPECIFICATION

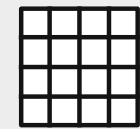
## WAREHOUSE



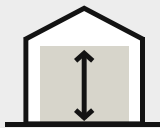
Minimum 10% rooflights



50KN floor loading



8m structural grid



Up to 12m clear internal height



Electrically operated loading doors



Dock and level access doors.



PV ready roof

## OFFICES



LED lighting



Air Conditioning



Suspended ceilings



Raised access floors



Kitchen amenity (Optional)



Toilets



Electric heating

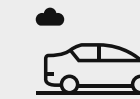
## EXTERNALS



Minimum 35-metre yard



Perimeter security fencing



Dedicated car parking



EV car charging



Landscaped park environment



Covered cycle parking



Yard security gates



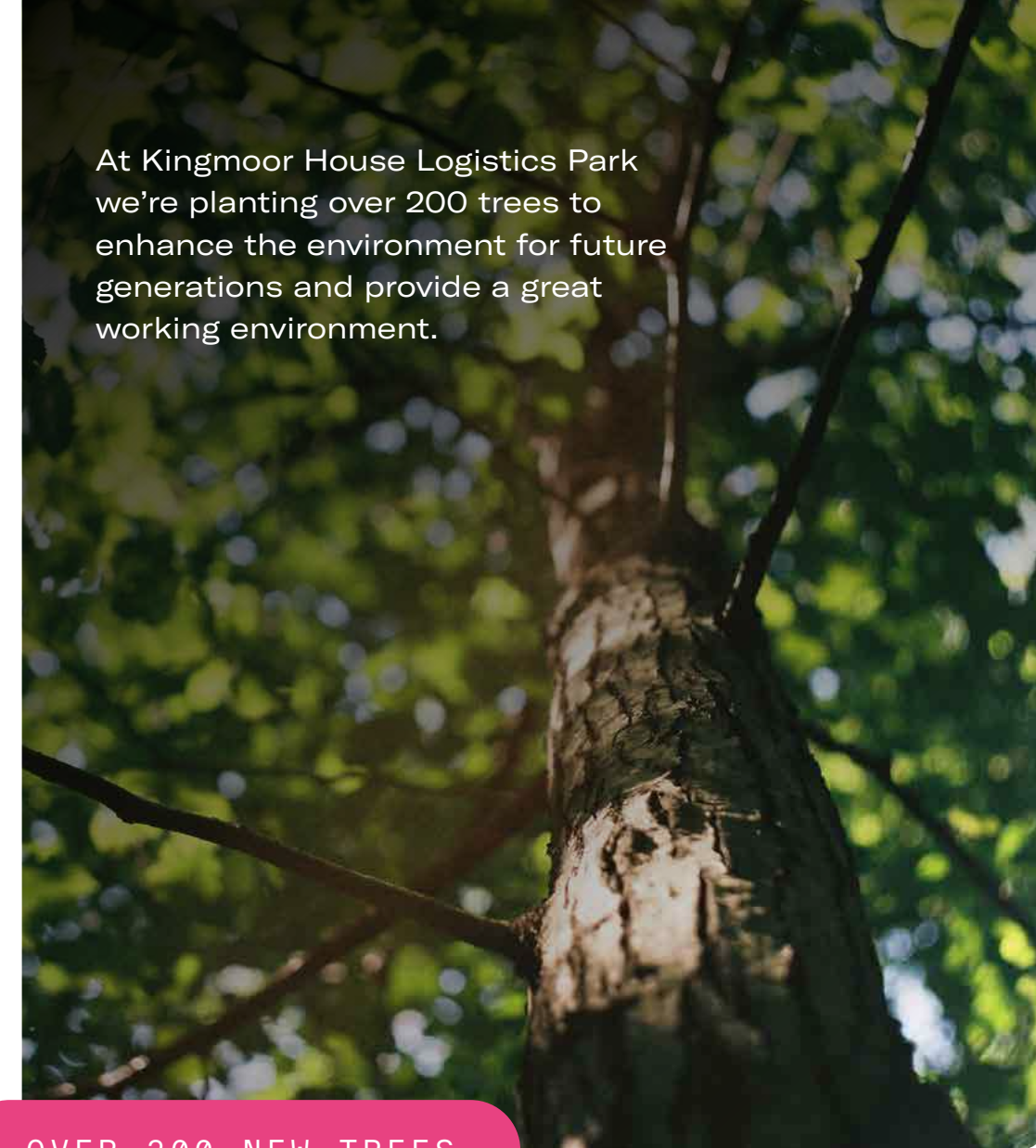


# ENVIRONMENT SUSTAINABILITY & WELLBEING

We know how important the environment is to you, your customers and your employees. That's why we're developing best in class buildings to meet the highest standards of environmental certification and with features included to ensure we can all do our bit for the environment. Here's just some of things we're providing as standard at Kingmoor House Logistics Park:



EV CHARGING



At Kingmoor House Logistics Park we're planting over 200 trees to enhance the environment for future generations and provide a great working environment.

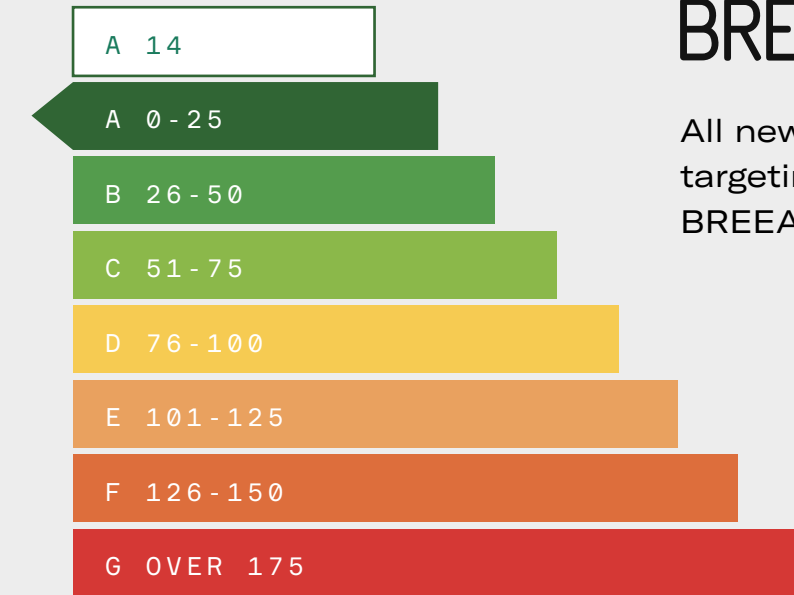
OVER 200 NEW TREES



OPEN SPACE

To help your employees do their bit for the environment, we're providing electric vehicle car-charging points as standard.

## CERTIFICATION



## BREEAM®

All new buildings are targeting a minimum of BREEAM Excellent.

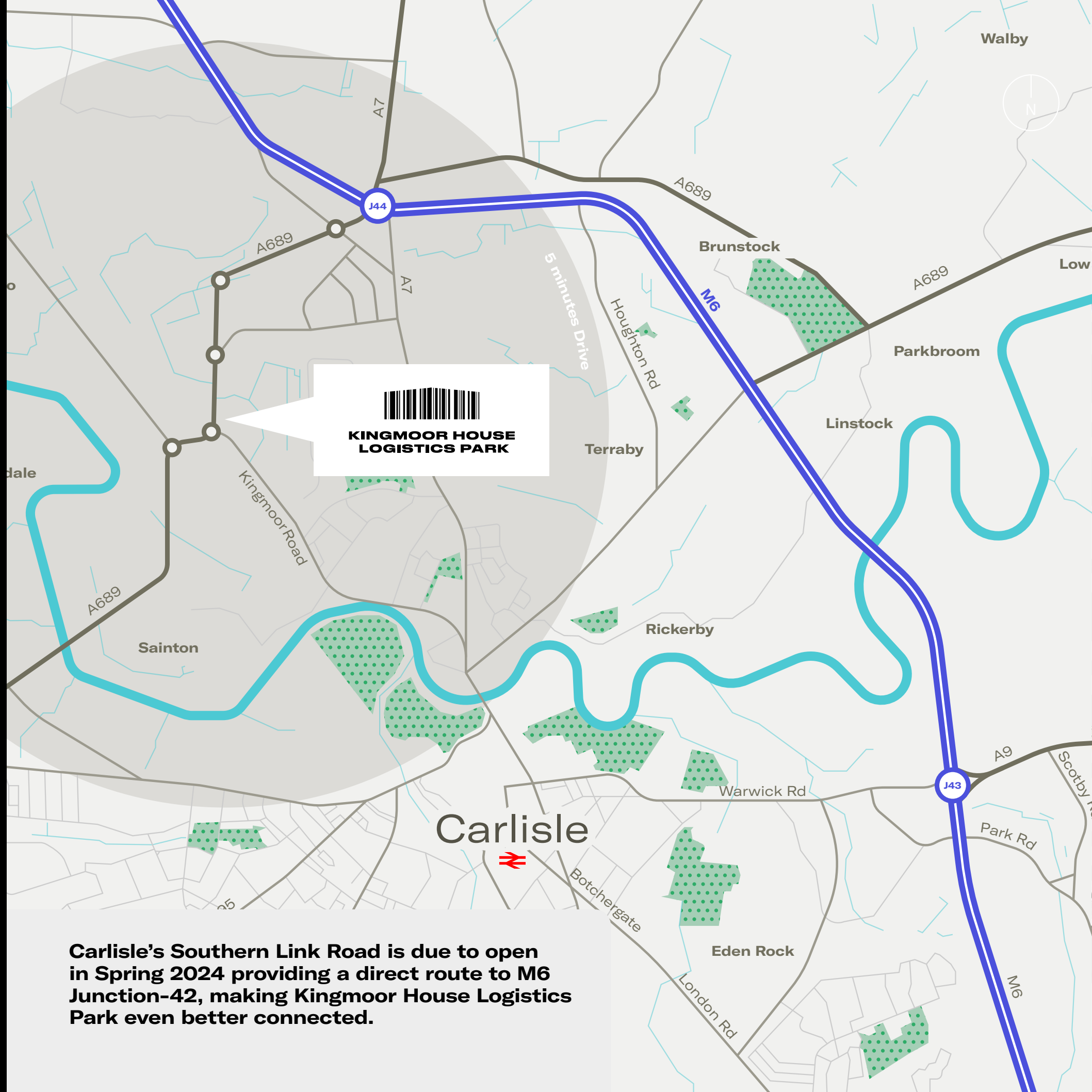
We're also targeting a minimum EPC A rating.

## NET ZERO CARBON

Kingmoor House Logistics Park has 3-acres of green space for you to enjoy. We've created ponds and natural habitats for wildlife to thrive and encourage biodiversity.

Designed to be net-zero carbon ready means that Kingmoor House Logistics Park already puts you one step closer to meeting your corporate sustainability goals.





  
**KINGMOOR HOUSE  
LOGISTICS PARK**

**Carlisle's Southern Link Road is due to open in Spring 2024 providing a direct route to M6 Junction-42, making Kingmoor House Logistics Park even better connected.**

**Terms**

The freehold interest of the site is available at a guide price of £2,750,000.

**Contact**



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