



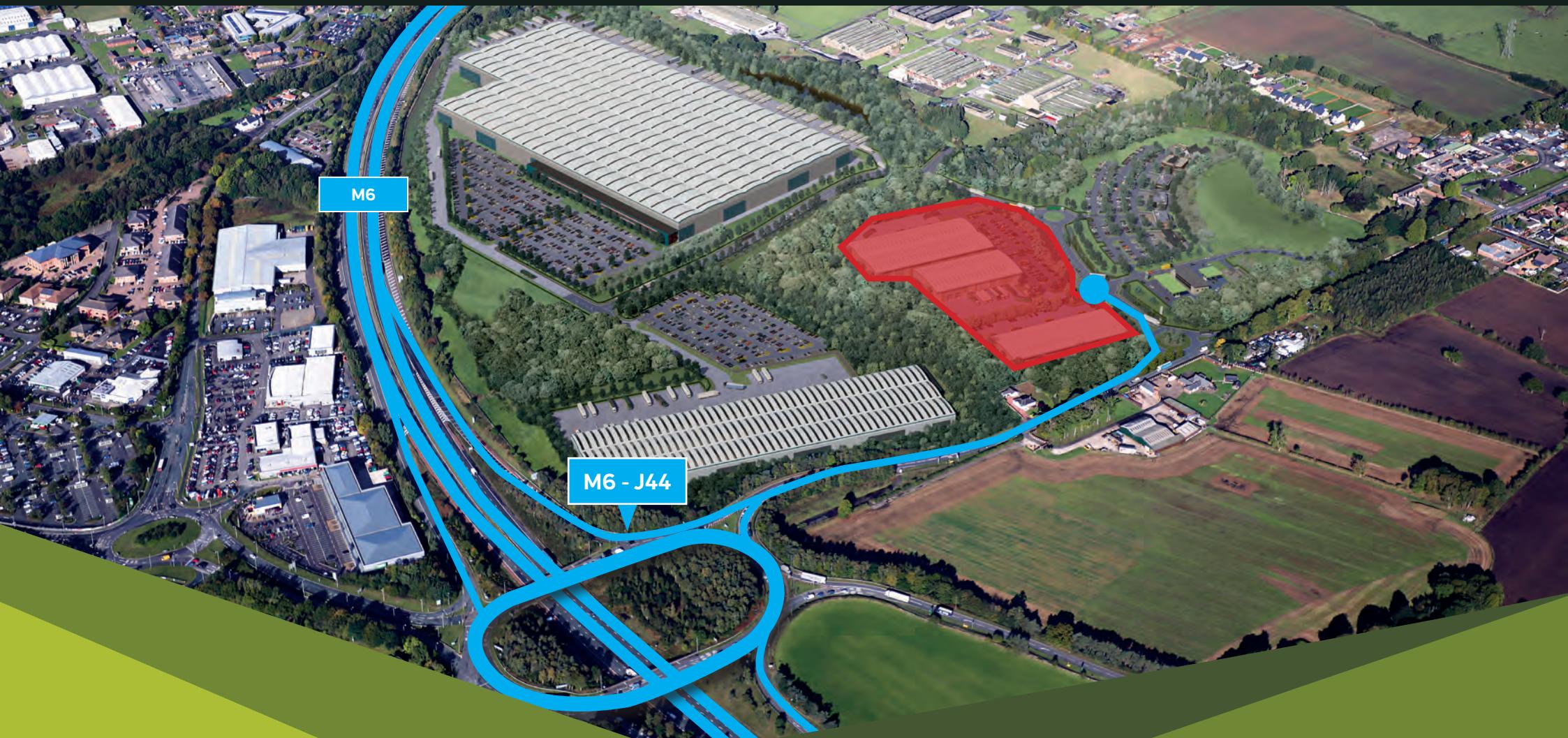
HARKER VIEW

JUNCTION 44 - M6

PLOTS 3100/3200/3300

FOR SALE / TO LET
NEW BUILD WAREHOUSE/INDUSTRIAL UNITS

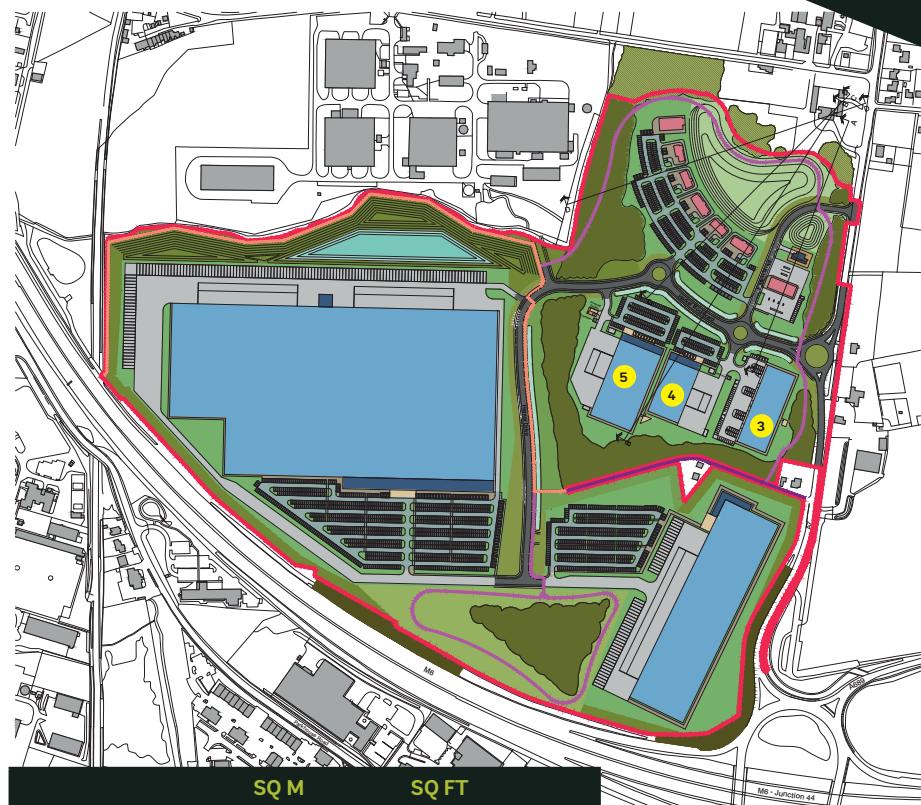
- 9,500 sq.ft. - 72,000 sq.ft.
- Detailed Planning Consent Granted
- Strategically located at J.44/M6/A7, with excellent access to the North West/Scotland
- Sat Nav: CA6 4HW





INDICATIVE MASTERPLAN

A detailed planning consent (Ref: 22/0836) has been approved, for 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 3100	3,868.14	41,640
No.3	Unit 3110	1,184.41
	Unit 3120	907.34
	Unit 3130	884.53
	Unit 3140	891.86
Plot 3200	3,585.74	38,600
No.4	Ground	3,266.80
	First	318.94
Plot 3300	6,698.10	72,100
No.5	Ground	6,257.93
	First	440.17

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. Buildings are available freehold or leasehold, and will be set within a landscaped environment with a focus on sustainability and well-being running throughout Harker View.

Plots 3,100, 3,200 & 3,300 will deliver buildings from 9,500 sq.ft. up to 72,000 sq.ft. benefiting from detailed planning consent.

Plot 3100

- Haunch height= 8m
- BREEAM – Excellent
- EPC -A

Plot 3200

- Haunch height= 10m
- Yard depth= 35m
- Dock levellers= 4
- Level access = 2
- 79 cars parking spaces (including 9 electric chargeable)
- 4 motorcycle parking spaces
- Secure cycle parking
- BREEAM – Excellent
- EPC -A

Plot 3200

- Haunch height= 10m
- Yard depth= 40m
- Dock levellers= 6
- Level access = 2
- 144 cars parking spaces (including 16 electric chargeable)
- 8 motorcycle parking spaces
- Secure cycle parking
- BREEAM – Excellent
- EPC -A

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:

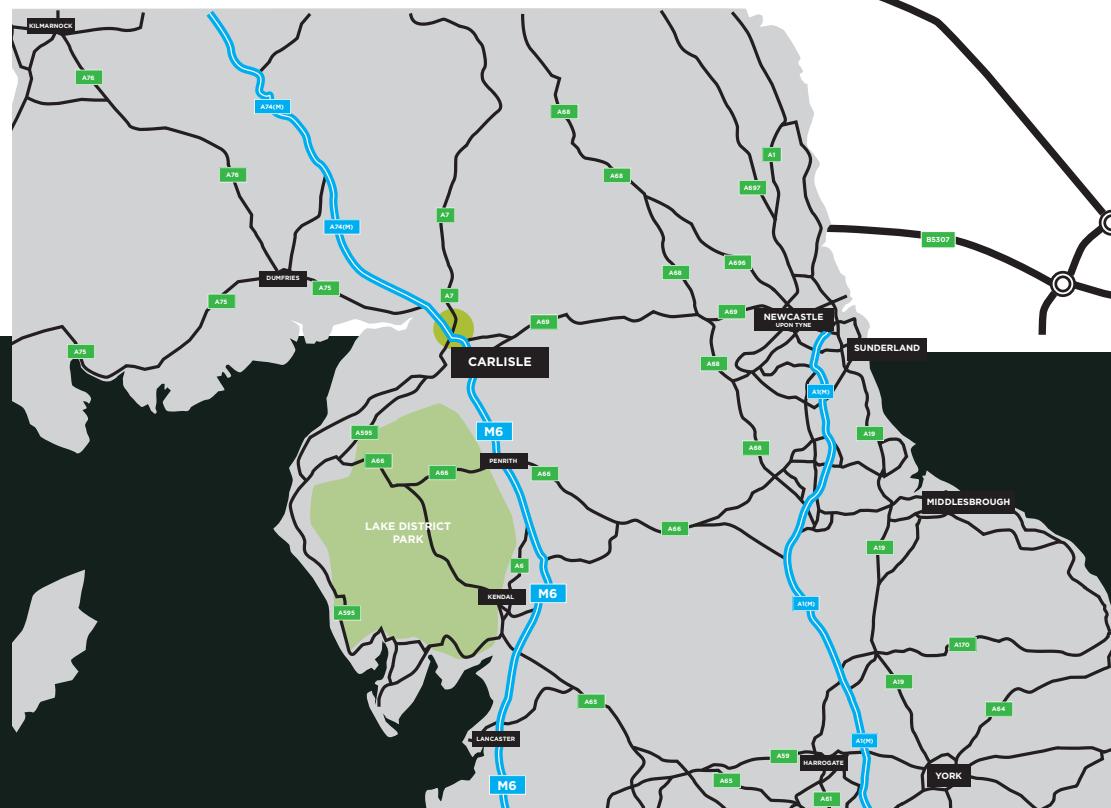
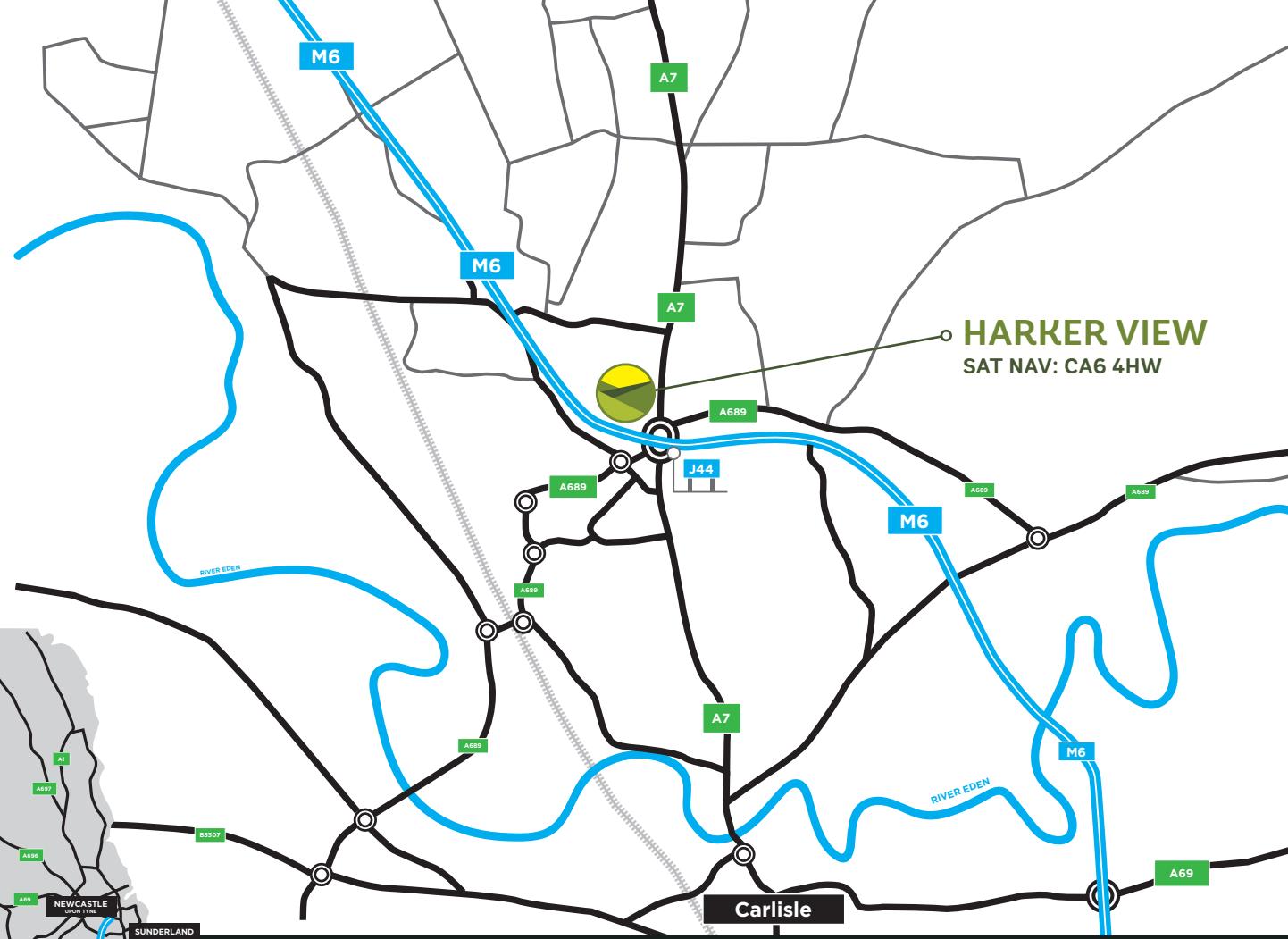
- Unemployment rate – 1.7%
- Economically active – 76.8%
- Level 2 qualification & above – 75%
- Hourly Pay rates £11.44 - £14.30 in Carlisle dependent on age compared to UK average of £16.40



LOCATION

Harker View occupies a 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



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



James Keeton
james.keeton@m1agency.co.uk
07812 250 857

Matthew Smith
matthew.smith@m1agency.co.uk
07929 004 862

Toby Wilson
toby.wilson@m1agency.co.uk
07500 926 727



Keith Stewart
keith@naylorsgavinblack.co.uk
07796 302 147

Duncan Christie
dchristie@naylorsgavinblack.co.uk
07841 764 765



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 Naylor's 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: November 2025