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BUILD TO SUIT OPPORTUNITIES FROM 30,000 UP TO 600,000 SQ FT

J44 M6 \ BARON WAY \ CARLISLE \ CUMBRIA \ CA6 4SJ

 dpd anchors K2 with 62,286 sq ft prelet

MOVE UP TO K2

k2kingmoor.co.uk

CARLISLE
KINGMOOR  PARK

A development at Kingmoor Park



THE OPPORTUNITY



K2 is the latest phase of development at Kingmoor Park, Cumbria's leading industrial/logistics park and the county's only Enterprise Zone.

It represents a step change in the available opportunities at Kingmoor Park. The site can accommodate build to suit warehouses from 30,000 sq ft to 600,000 sq ft, specified to the occupiers' exact requirements, up to and including BREEAM Excellent and EPC A+.

Occupiers will benefit from easy access to the M6 at junction 44, providing HGV travel times of 3.5 hours to Birmingham, 1.5 hours to Glasgow and 2 hours to Edinburgh.

62,800 sq ft pre-let to DPD

The advantages of K2 have already persuaded DPD to take a 62,800 sq ft pre-let. The building has been designed to accommodate their specific mix of van and truck logistics, perfectly illustrating the bespoke offer which all occupiers can expect at K2. Whatever your business needs, K2 can deliver.



LOCATION

HGV DRIVE TIMES

City	Miles	Time
Glasgow	92	1 hr 31 mins
Edinburgh	95	1 hr 58 mins
Newcastle	61	1 hr 15 mins
Liverpool	127	2 hr 16 mins
Manchester	123	2 hr 10 mins
Leeds	131	2 hrs 25 mins
Sheffield	161	2 hrs 54 mins
Birmingham	200	3 hrs 28 mins

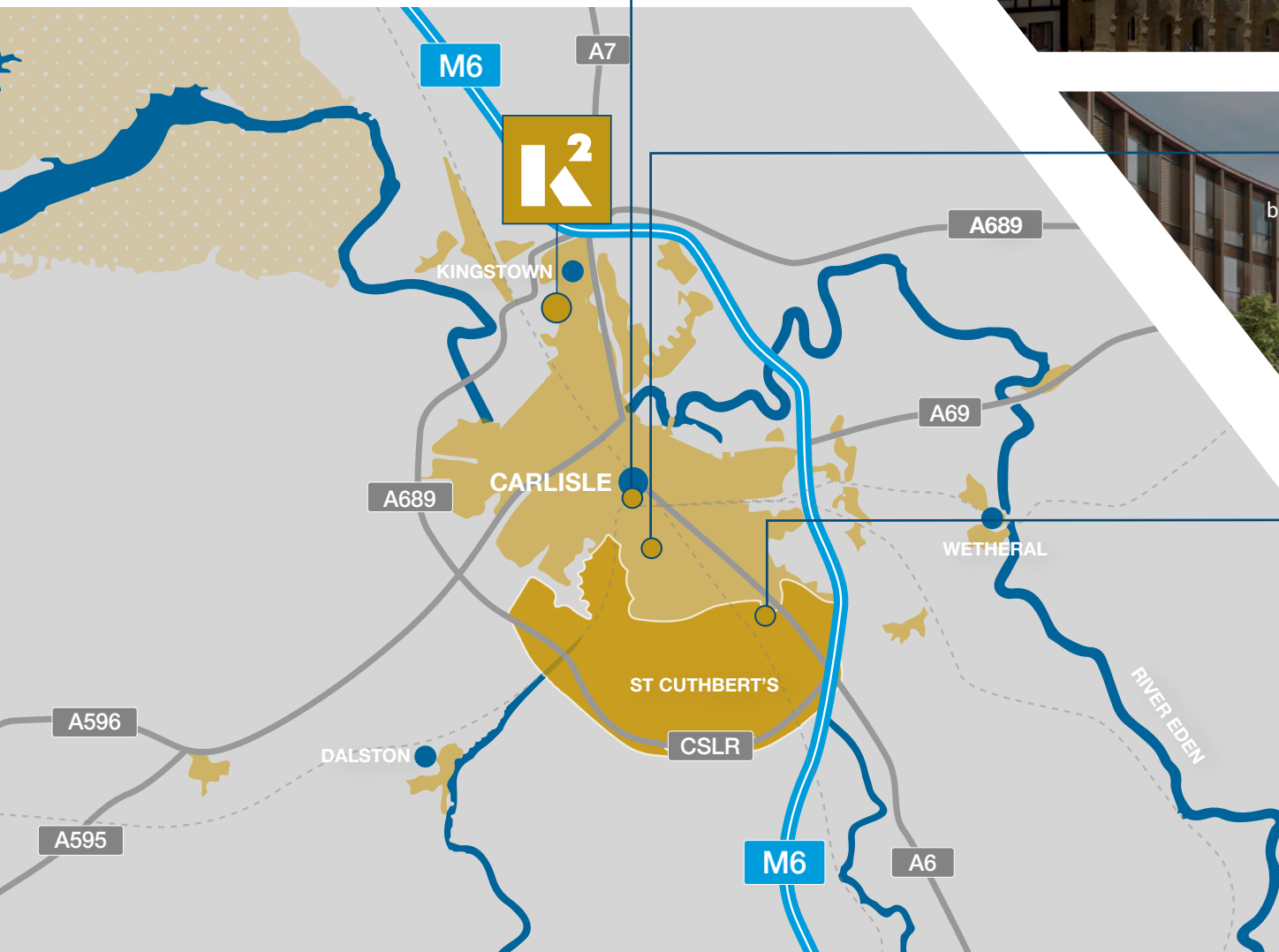
Port	Miles	Time
Workington	37	52 mins
Port of Tyne	68	1 hr 31 mins
Teesport	99	1 hr 57 mins
Glasgow	112	1 hr 51 mins
Liverpool 2	124	2 hr 46 mins





LOCATION

A GROWING CITY



£20 million Improvement scheme for Carlisle Railway Station

The funding, through the Borderlands Inclusive Growth Deal, is set to transform the station and strengthen the strategic connectivity to Carlisle and the wider Borderlands region over the next 12-18 months.

New £77.5 million university campus

The new campus will boost the city's vibrancy and vitality, bringing increased investment and footfall. It will also improve skills and productivity in the local economy. The benefits of which will start to materialise within a 3-year period.

St Cuthbert's Garden Village

St Cuthbert's will provide up to 10,000 new homes for the growing population of Carlisle, providing both workers and customers for the new businesses at K2. Delivery has commenced on this important project and the benefits will be felt immediately.

INDICATIVE MASTERPLAN

The outline consent for K2 allows for up to 1,100,000 sq ft of industrial/distribution buildings in sizes from 30,000 sq ft to 600,000 sq ft. It also allows for the construction of the main estate roads running north/south and east/west across the site. The new DPD depot will be operational in Q3 2023. Buildings on all remaining plots, will be designed exclusively to occupier requirements. The consent includes a maximum clear height of 25m.

The onsite solar array makes EPC A+ readily achievable at K2 and buildings can be delivered with BREEM accreditation to suit occupiers if required.



62,286 sq ft pre-let taken by DPD



A689 EAST:
NEWCASTLE

M6 NORTH:
GLASGOW

M6 SOUTH:
MANCHESTER

J44

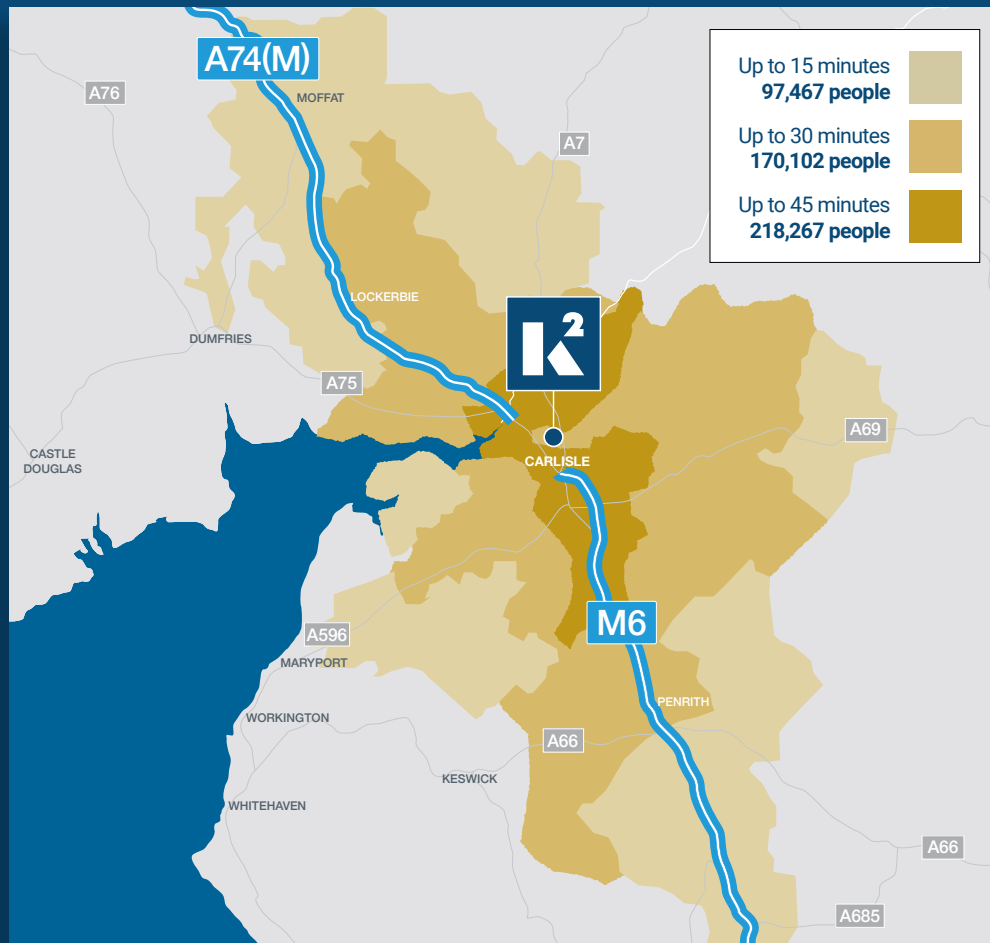
M6



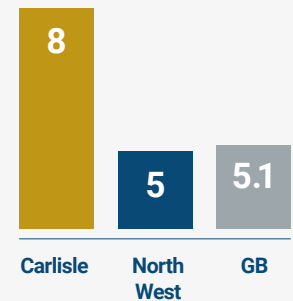
Solar farm

DEMOGRAPHICS

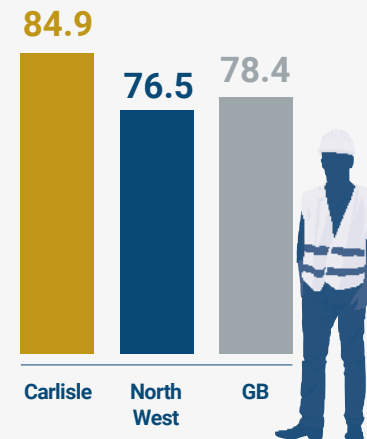
45 MINUTE DRIVE TIMES



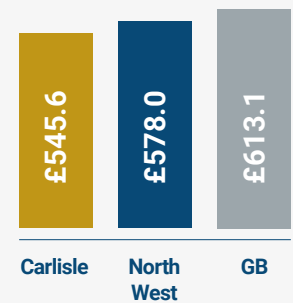
Percentage of the working population employed in transport and logistics



Labour supply (%)*



Gross weekly pay for full time workers



* Labour supply is the number of people potentially available for work, employed or unemployed. The percentage given above (84.9) is for economically active people within the Carlisle Local Authority area, as they make up the bulk of local labour supply

Source: Nomis labour market statistics

SUSTAINABILITY

Kingmoor Park's current solar farm produces 30% of the park's energy needs with the remaining 70% being provided off-site from 100% renewable and sustainable sources.

COMMITTED TO SUSTAINABILITY

Kingmoor Park is fast becoming a leading sustainable business park by enabling multi-sourced energy provision to all our occupiers. The expanded on-site solar farm will be able to deliver 75% of the park's energy by the end of 2022. Already, 100% of energy provision is REGO* backed electricity or carbon neutral gas.

But our commitment to sustainability goes further. We can deliver BREEAM Excellent, EPC A+ buildings on request, we operate a bus to work scheme to reduce car journeys, and our 24-hour security operation is being provided with electric vehicles. The security team cover 40,000 miles per annum patrolling the site. In future, these patrols will produce zero emissions.

*Renewable Energy Guarantees of Origin

SECURE SUPPLY AND LESS PRICE VOLATILITY

The ability to provide our own renewable energy to the new businesses at K2 does more than support their ESG commitments. It also protects them from current and future price volatility in the global energy market while ensuring their operations won't be disrupted by threats to energy supply.

GREEN GROWTH HAND IN HAND WITH ON SITE DEVELOPMENT

An additional 2.5MW of solar generation will come onstream at Kingmoor Park by the end of 2022, producing a total of 3.5MW or the equivalent of 3,000,000 Kwh, the equivalent of up to 75% of the business park's current energy requirement being produced on site. Kingmoor are also committed to funding rooftop solar on all new developments with a Power Purchase Agreement based solution for tenants.





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