




BUILD TO SUIT OPPORTUNITIES

FROM 30,000 TO 600,000 SQ FT

Outline consent secured for up to 1.1M sq ft of industrial, logistics and manufacturing space

J44 M6 \ BACARD WAY \ CARLISLE \ CUMBRIA \ CA6 4SG

 **dpd** anchors K2 with 62,800 sq ft pre-let



Up to 25m maximum clear height



A689 EAST: NEWCASTLE

J44



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.



A GROWING CITY WITH GLOBAL OCCUPIERS



LOCATION

HGV DRIVE TIMES

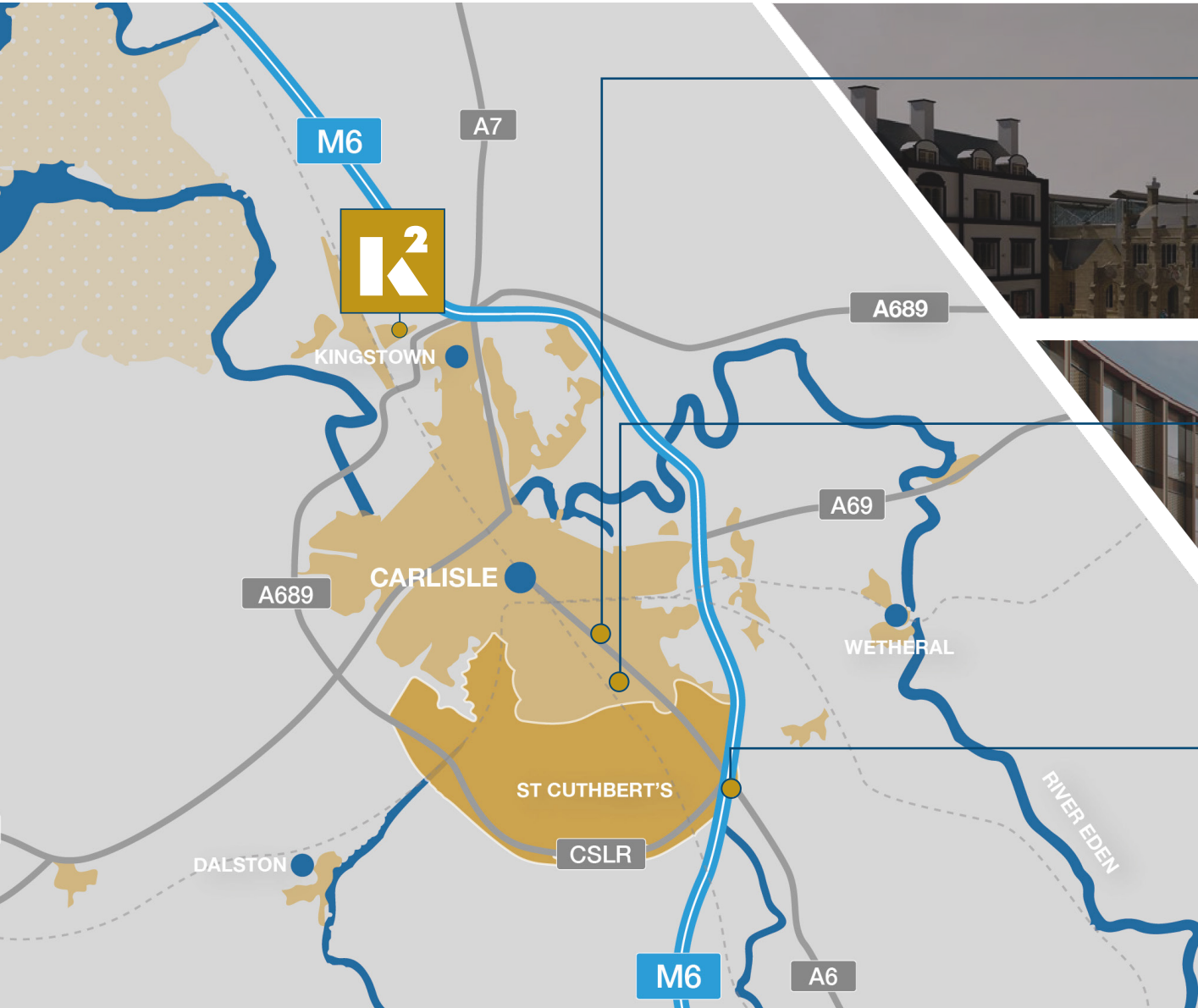
City	Miles	Time
Glasgow	92	1 hr 31 mins
Edinburgh	95	1 hr 58 mins
Newcastle	61	1 hr 15 mins
Liverpool	127	2 hr 16 mins
Manchester	123	2 hr 10 mins
Leeds	131	2 hrs 25 mins
Sheffield	161	2 hrs 54 mins
Birmingham	200	3 hrs 28 mins

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



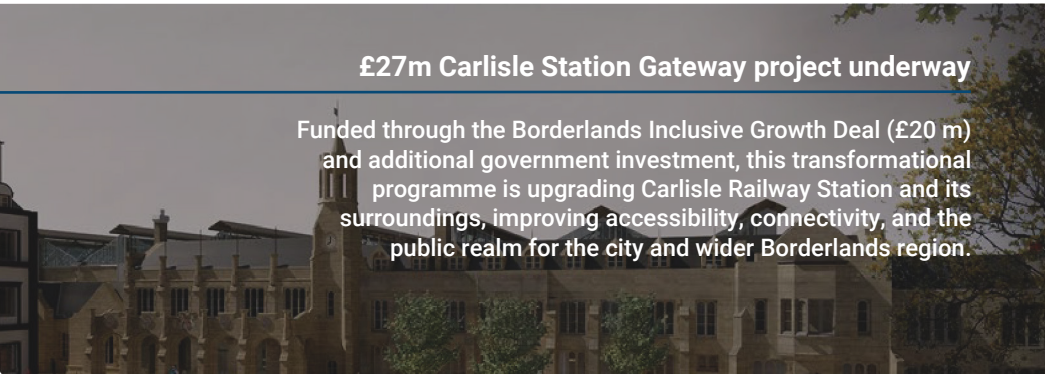


LOCATION



£27m Carlisle Station Gateway project underway

Funded through the Borderlands Inclusive Growth Deal (£20 m) and additional government investment, this transformational programme is upgrading Carlisle Railway Station and its surroundings, improving accessibility, connectivity, and the public realm for the city and wider Borderlands region.



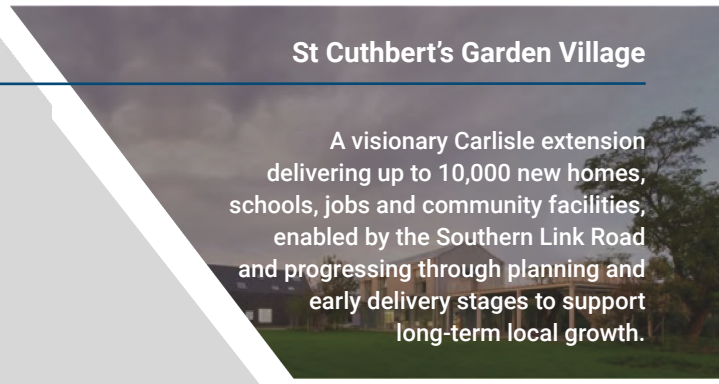
£77.5m University of Cumbria Citadels Campus

A transformational city-centre campus supported by the Borderlands Inclusive Growth Deal and partners, set to enhance Carlisle's vibrancy, attract investment and footfall, and strengthen skills and productivity across the local economy and Borderlands region, with completion expected by 2028.



St Cuthbert's Garden Village

A visionary Carlisle extension delivering up to 10,000 new homes, schools, jobs and community facilities, enabled by the Southern Link Road and progressing through planning and early delivery stages to support long-term local growth.



READY TO GO SITE

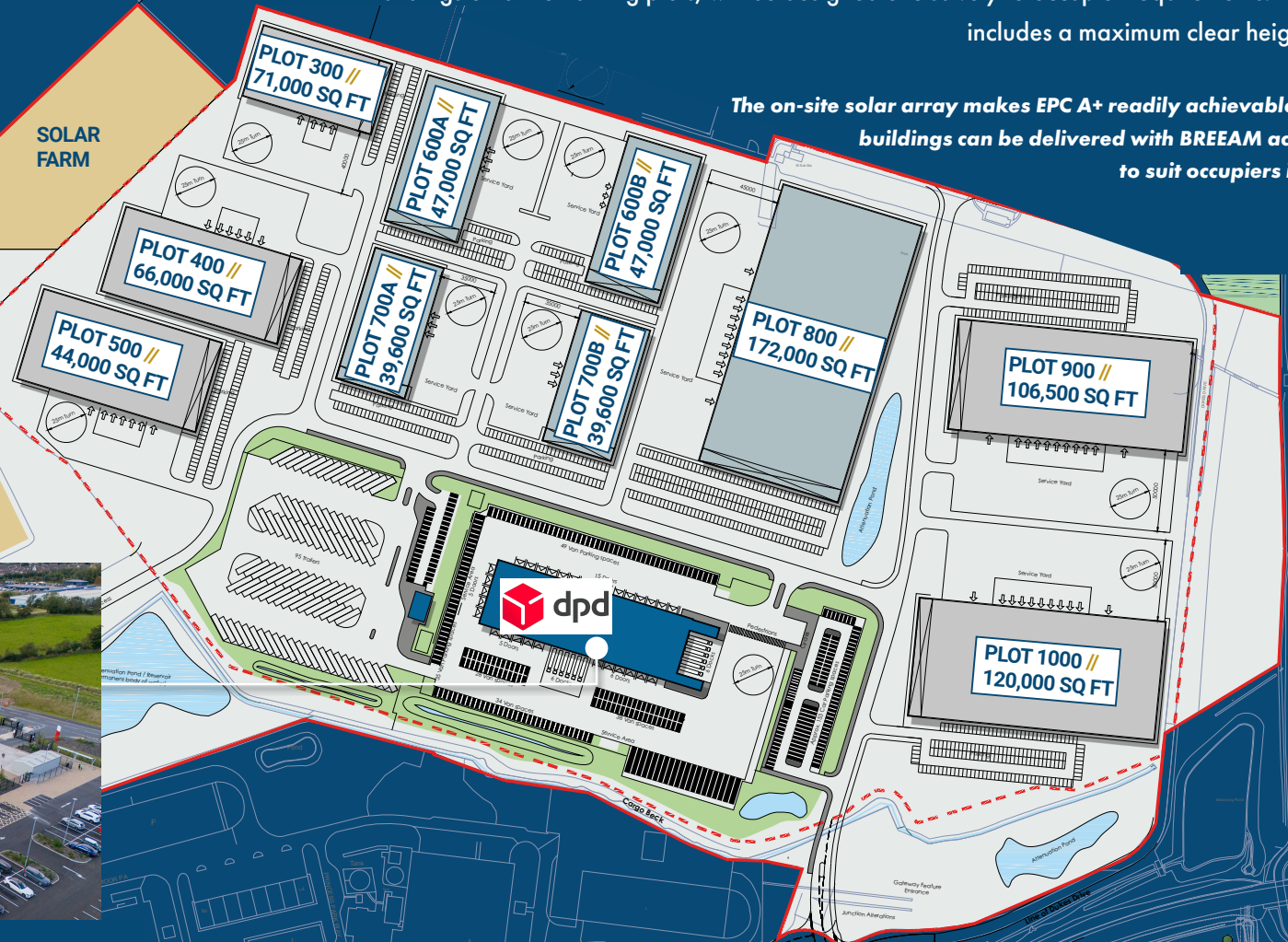
BESPOKE UNITS ALSO AVAILABLE FROM 30,000 600,000 SQFT

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 is now operational. Buildings on all remaining plots, will be designed exclusively to occupier requirements. The consent includes a maximum clear height of 25m.

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



PROVEN DELIVERY - 62,286 sq ft pre-let taken by DPD



THE SPECIFICATION



120 acres of development ready land



Outline consent for up to 1.1m sq ft industrial/logistics space



BREEAM Excellent and EPC A+ deliverable



Loading Dock Doors



Up to 25M eaves height



6 MVA Minimum power supply



Consent includes construction of main estate roads



Approximately 3m kWh generated per annum



50 kN/m² Floor loading



Grade A offices



Secure yards with 50M depth



Part of the fully serviced Kingmoor Park estate



CARLISLE BYPASS

M6 MOTORWAY NORTH:
GLASGOW

J44
M6

M6 MOTORWAY SOUTH:
MANCHESTER



A689 WEST



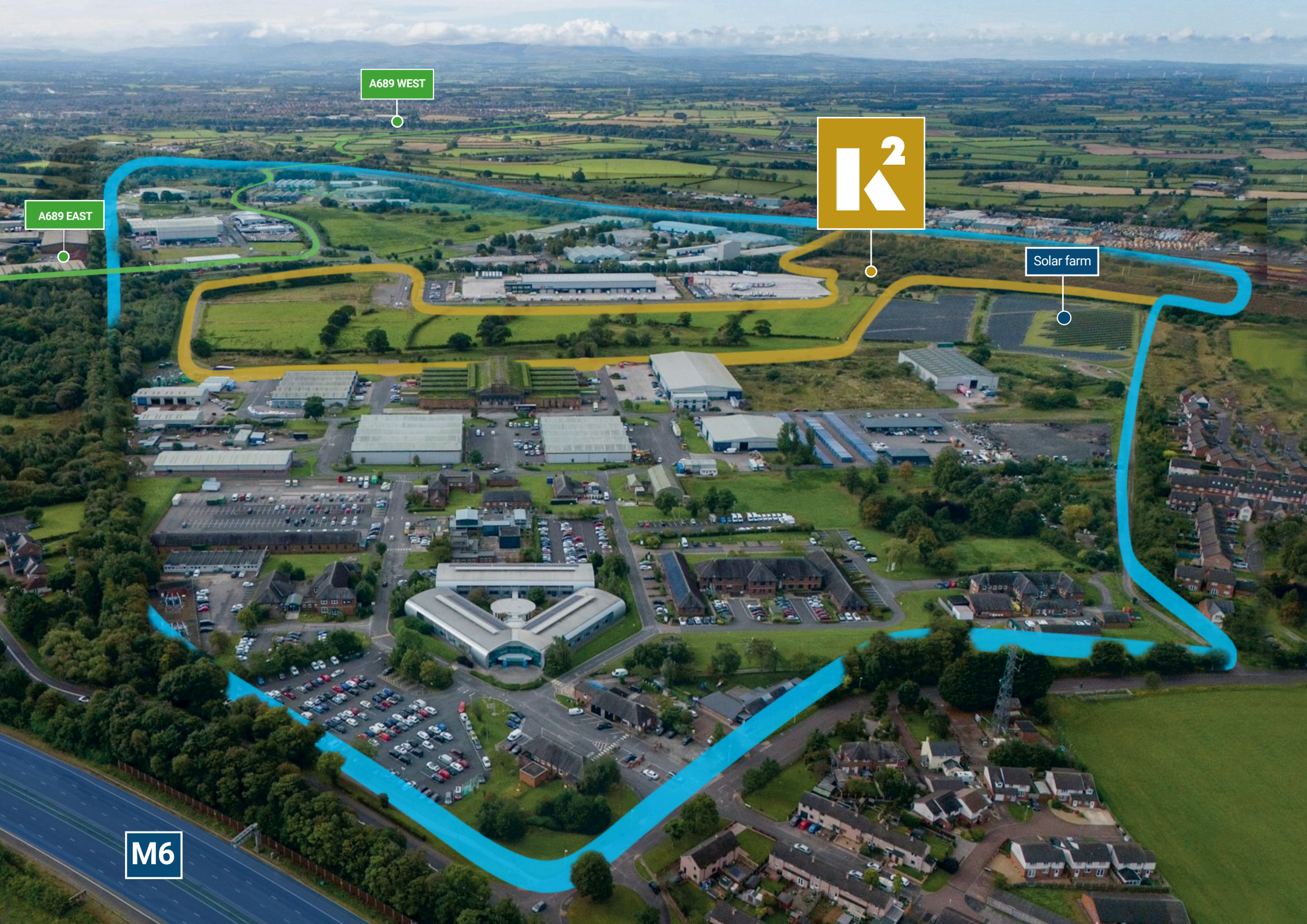
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Solar farm

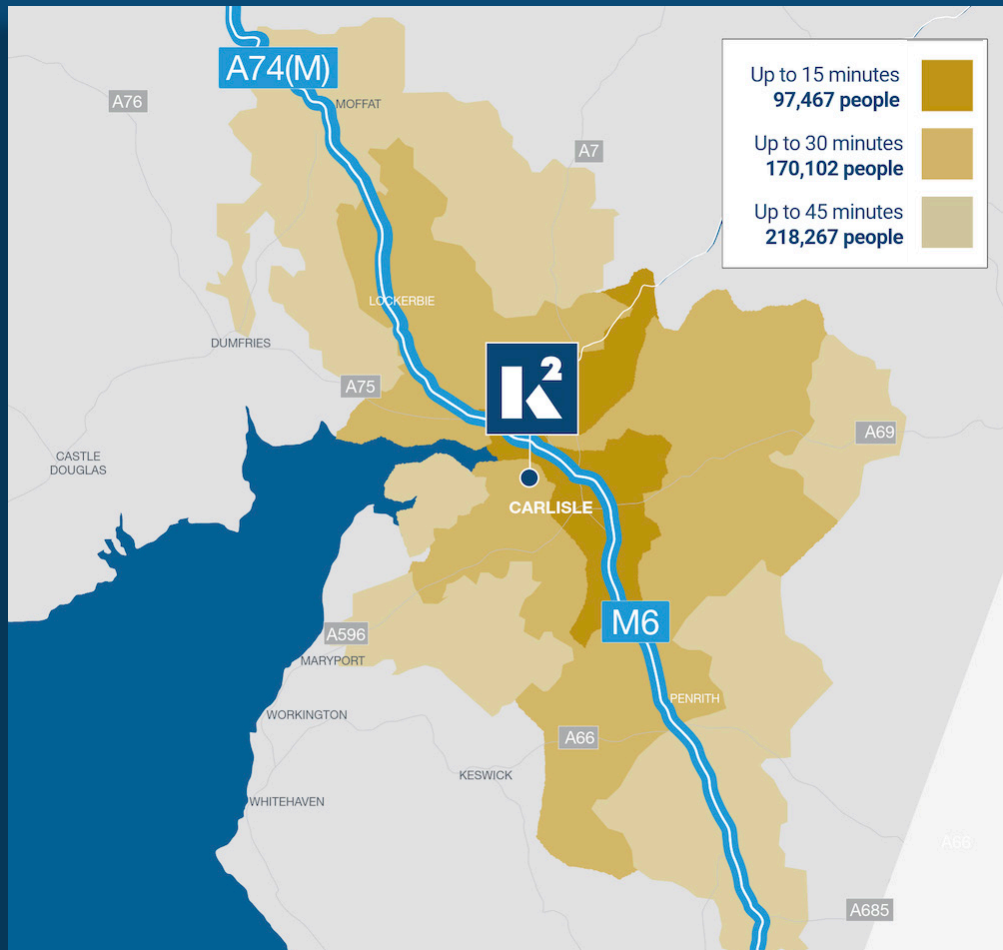


M6

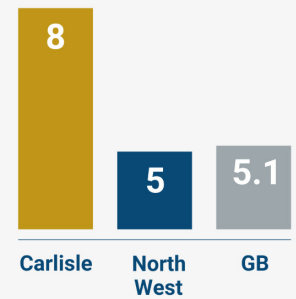


DEMOGRAPHICS

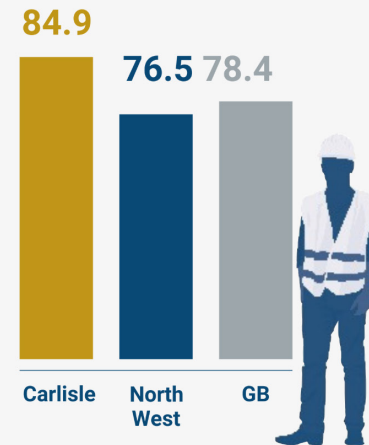
45 MINUTE DRIVE TIMES



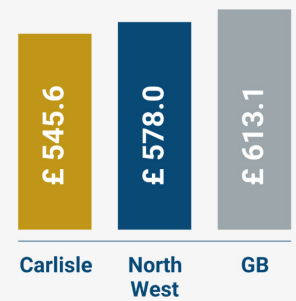
Percentage of the working population employed in transport and logistics



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



Avoiding 7,000 tonnes pa of CO₂



12 acre solar farm with 3.4MW of solar generation

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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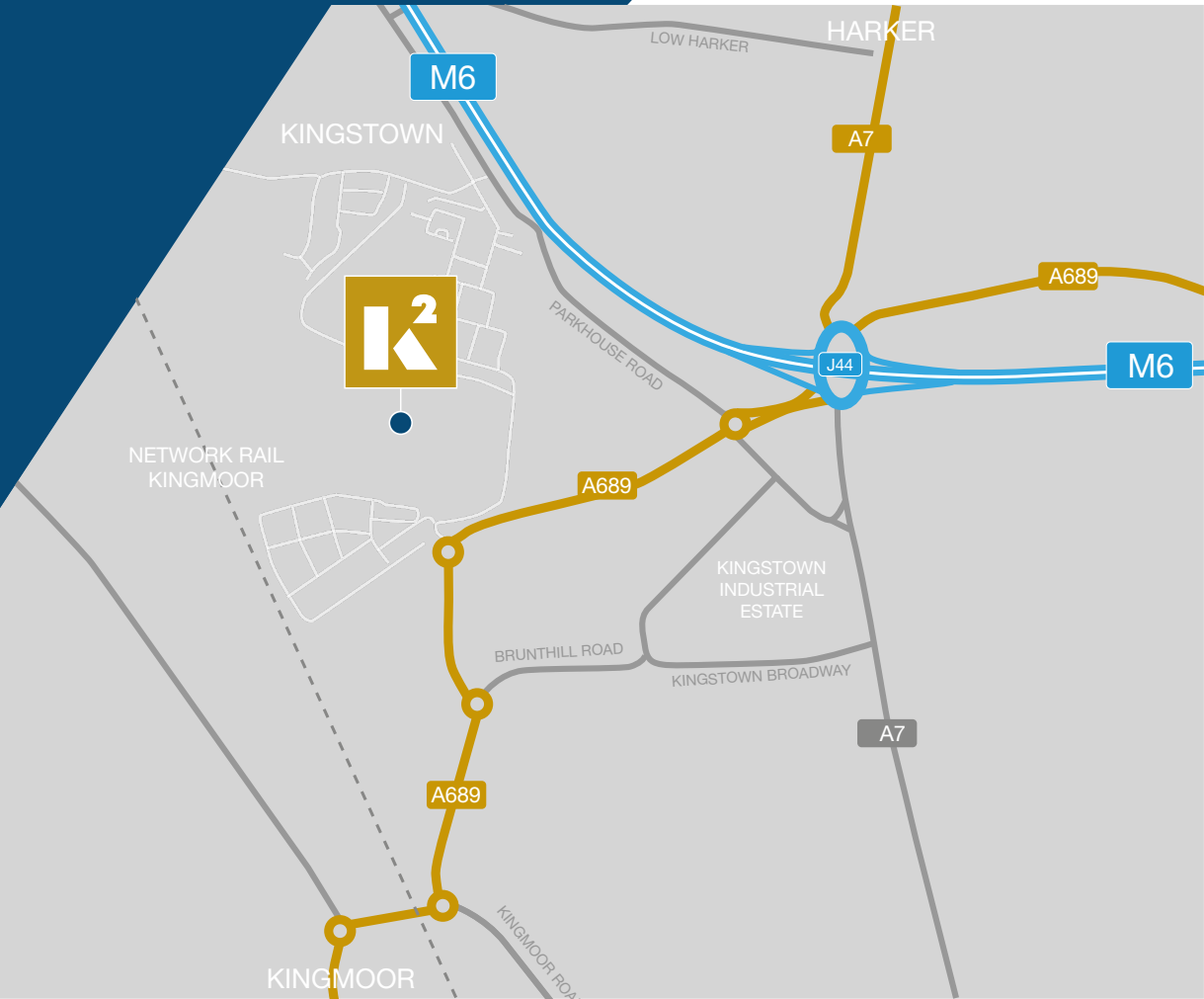
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