



**KINGMOOR HOUSE
LOGISTICS PARK**

CARLISLE

DELIVERING THE FUTURE OF SUSTAINABLE BUSINESS IN CARLISLE

INDUSTRIAL WAREHOUSE UNITS

SUSTAINABLE DESIGN

LEASEHOLD OR FREEHOLD

UP TO 150,000 SQ FT

FREEHOLD PLOT SALES



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.



THE BUILDING

A BRAND NEW SUSTAINABLE LOGISTICS HUB IN CARLISLE



SUPPORTING YOUR NET-ZERO CARBON TARGETS



TARGETING BREEAM EXCELLENT



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 335,500 PEOPLE

economically active locally.



OVER 41,150 PEOPLE

employed locally in the manufacturing, transport & storage.

HGV Travel Times

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





THE DEVELOPER

Kingmoor House Logistics Park is brought to you by specialist developers, Pembury Real Estate (Pembury).

Pembury is a privately owned real estate investment and development company specialising in the UK industrial and logistics sector. Using our own capital, Pembury acquire value add investments and land for development and work with major UK and US Pension Funds to develop both speculative and build to suit industrial warehouse schemes nationally. Because Pembury are specialists in the industrial warehousing sector we're passionate about delivering quality, best in class buildings for a sustainable future which we can be proud to say we developed.

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

You can find out more about Pembury on our website: www.pemburyrealestate.co.uk



Computer Generated Image illustrating Unit 1.



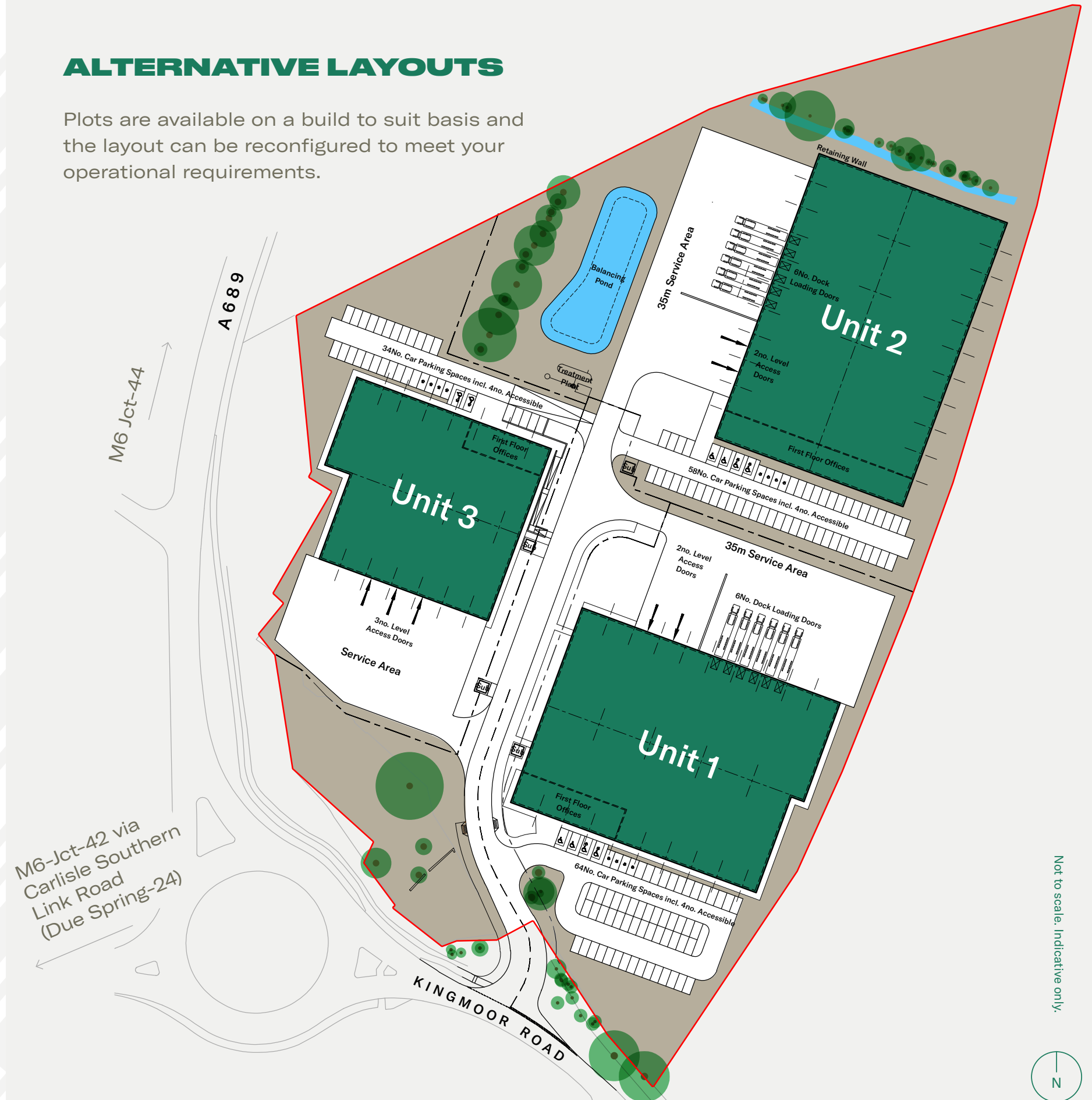
MASTER SITE PLAN

Accommodation Schedule

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

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.



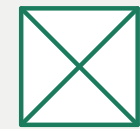
THE SPECIFICATION

Kingmoor House Logistics Park provides a best-in-class specification to meet the operational needs of your business and the wellbeing needs of your employees. All materials come with up to 12-year warranty, guaranteeing you quality and peace of mind. Our design standards also mean all buildings are net-zero carbon ready.

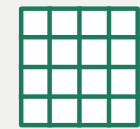
WAREHOUSE



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



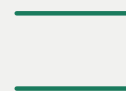
LED lighting



Air Conditioning



Suspended ceilings



Raised access floors



Kitchen amenity (Optional)



Toilets

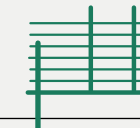


Electric heating

EXTERNALS



Minimum 35-metre yard



Perimeter security fencing



Dedicated car parking



EV car charging



Landscaped park environment



Covered cycle parking



Yard security gates

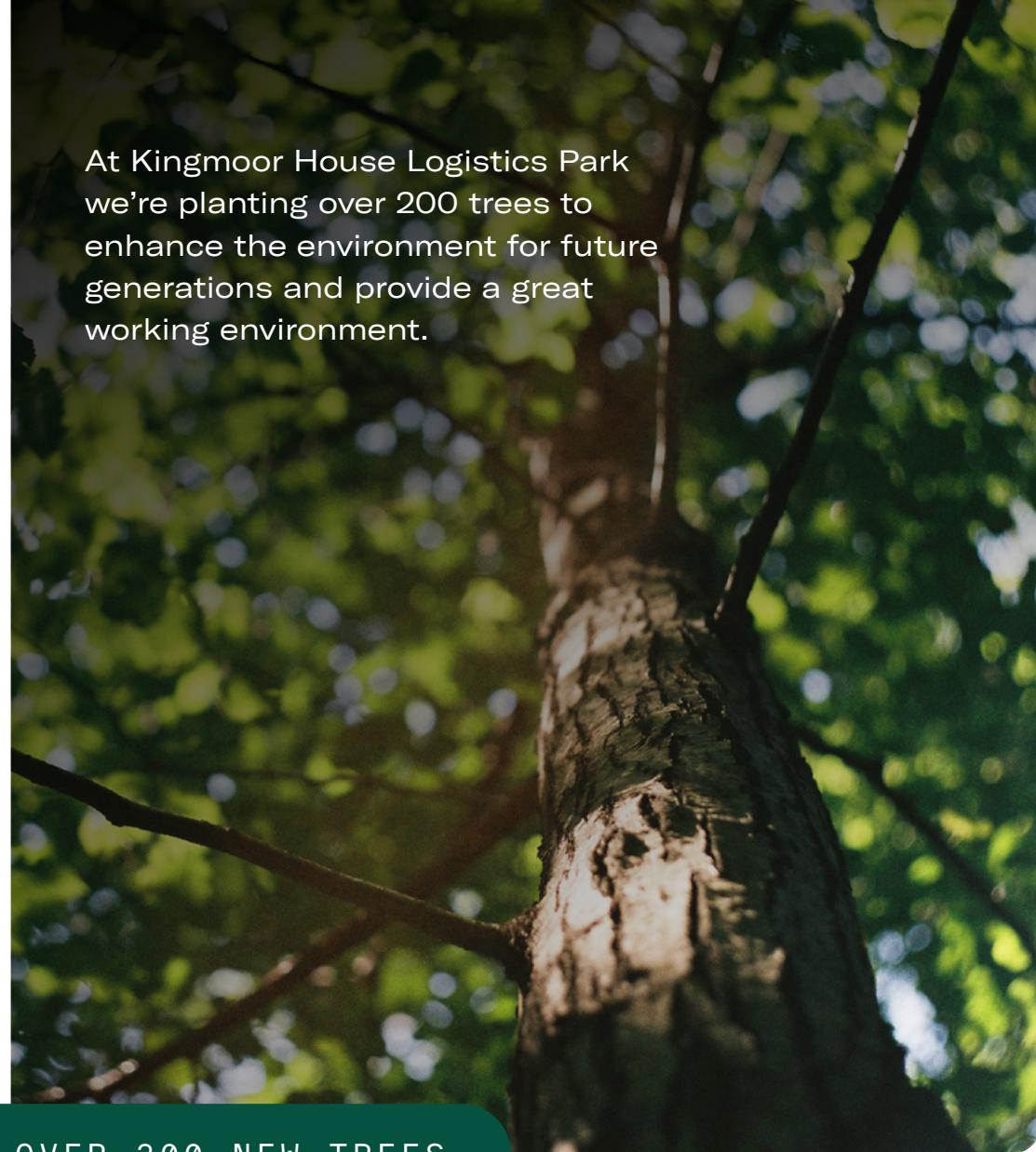


ENVIRONMENT SUSTAINABILITY & WELL-BEING

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



OVER 200 NEW TREES

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

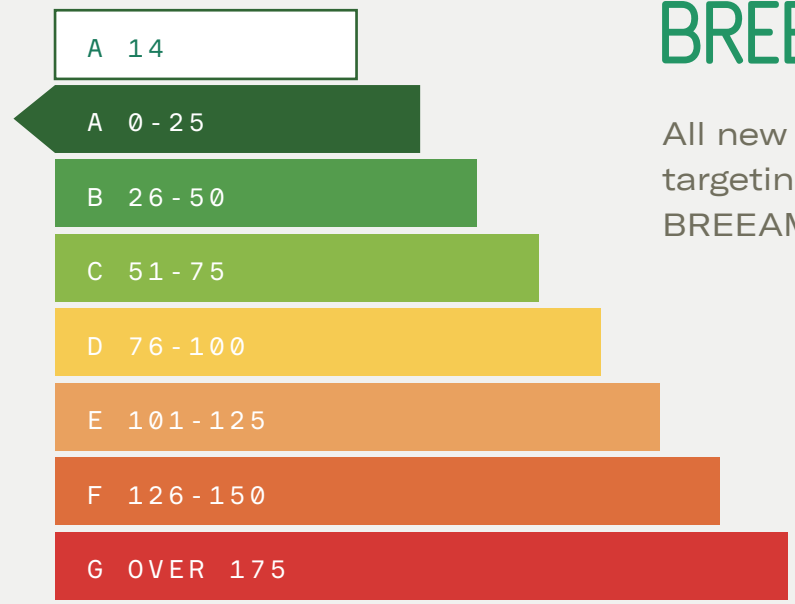


OPEN SPACE

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.

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

CERTIFICATION

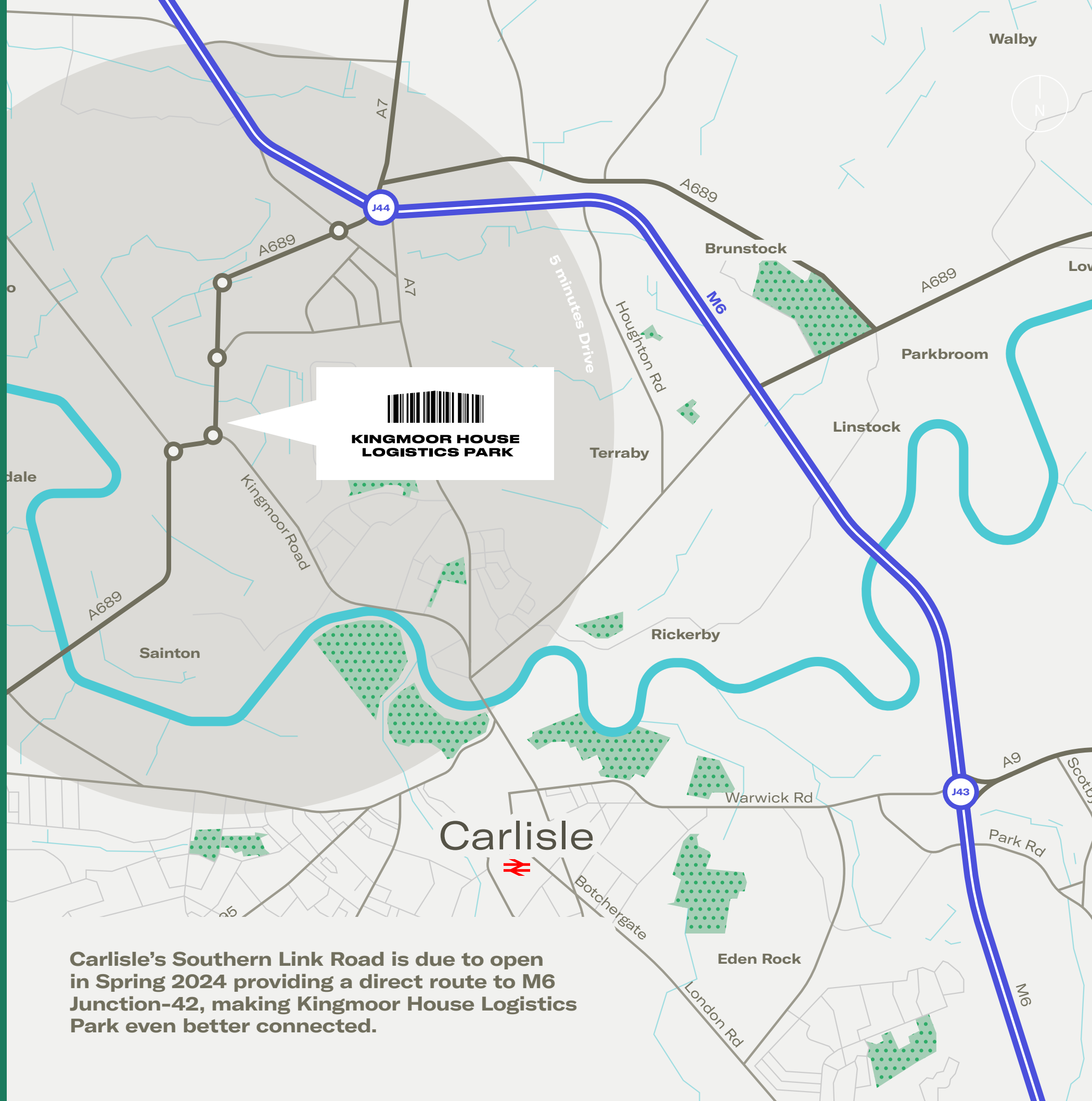


BREEAM®
All new buildings are targeting a minimum of BREEAM Excellent.

We're also targeting a minimum EPC A rating.

NET ZERO CARBON

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

Buildings and plots are available on a leasehold and freehold basis. Terms and building specification can be tailored to suit your requirements. Please contact our agents for more information, or call us directly.

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