

## THE SITE

- Mainline connection to internal rail network
- Highly secure environment
- 1 mile from M6 motorway
- Long leasehold terms available
- Existing buildings or new build
- New build up to 2,250,000 sq ft (209,030 sq m) in a single building
- Also suit large manufacturing/energy generation operation

The site sits on a primary employment area and is suitable for B1, B2 and B8 uses, with the ability to deliver a self-contained unit of up to 2,250,000 sq ft (209,030 sq m).

The site is a new offer to the market and situated just north of Carlisle adjacent to Gretna on the Scottish border. The Stobart Group, Pirelli, Carr's Milling Industries, Nestlé, McVities, Bendalls, Crown Packaging, 2 Sisters Food, and MOD all have a significant presence in Carlisle and the local area.

## THE OPPORTUNITY

The site is in a strategic location with accessibility to the whole of the UK and international markets via the ports. This comprises a substantial site with significant infrastructure in place and provides the following potential opportunities.

- New major rail hub
- Major distribution logistics facility
- Container base
- Large industrial operations
- Waste energy and power generation
- Low density development
- Highly secure site with potential for bonded status

The site owners are inviting interest from rail operators, logistics companies and major industrial operators.

## SUPPORT FROM CUMBRIA LEP

Cumbria Local Enterprise Partnership has identified MOD Longtown as one of its priority projects and is keen to work with the private sector to realise new investment and job creation on this site.

MOD Longtown falls within the new Assisted Area boundary creating opportunities for investment support. Further discussion with the LEP can be arranged via the agent.

## DEMOGRAPHICS

Carlisle has a large economic functional area; its nearest large city neighbours being Newcastle 57 miles to the east, Glasgow 96 miles to the north and Manchester 119 miles to the south.

Carlisle is the only City in Cumbria. It is ideally located 10 miles from the border with Scotland and 20 minutes from the Lake District National Park. It is the urban capital of the county of Cumbria, England's second largest county, with a population of over 108,000.

There are over half a million residents within an hours' drive time of Carlisle City centre, which accounts for an increase in the workday population, especially those with higher qualifications, by 3.1%.

The area benefits from a mix of businesses, established supply chains and a highly skilled workforce.

## TERMS

Leasehold and long leasehold terms are available on application. The land owners are seeking to enter into partnership agreements with developers and rail operators on terms to be agreed.



## THE LOCATION

Carlisle is the commercial centre for Cumbria and South West Scotland. Solway 45 is located on the Scottish border, adjacent to Gretna and 9 miles north of Carlisle.

Solway 45 is 1 mile from Junction 45 of the M6, located on the A6071.

Situated next to the M6, on the West Coast main line, and with the development of the

airport, major cities such as Edinburgh Glasgow, Newcastle, Manchester and Liverpool are all within easy reach.

Close proximity to the motorway network, existing rail infrastructure and port accessibility provide ease of connectivity to Scotland, England, Ireland and Europe, ensuring that Solway 45 has the potential to become one of National and European significance.

## CONTACT

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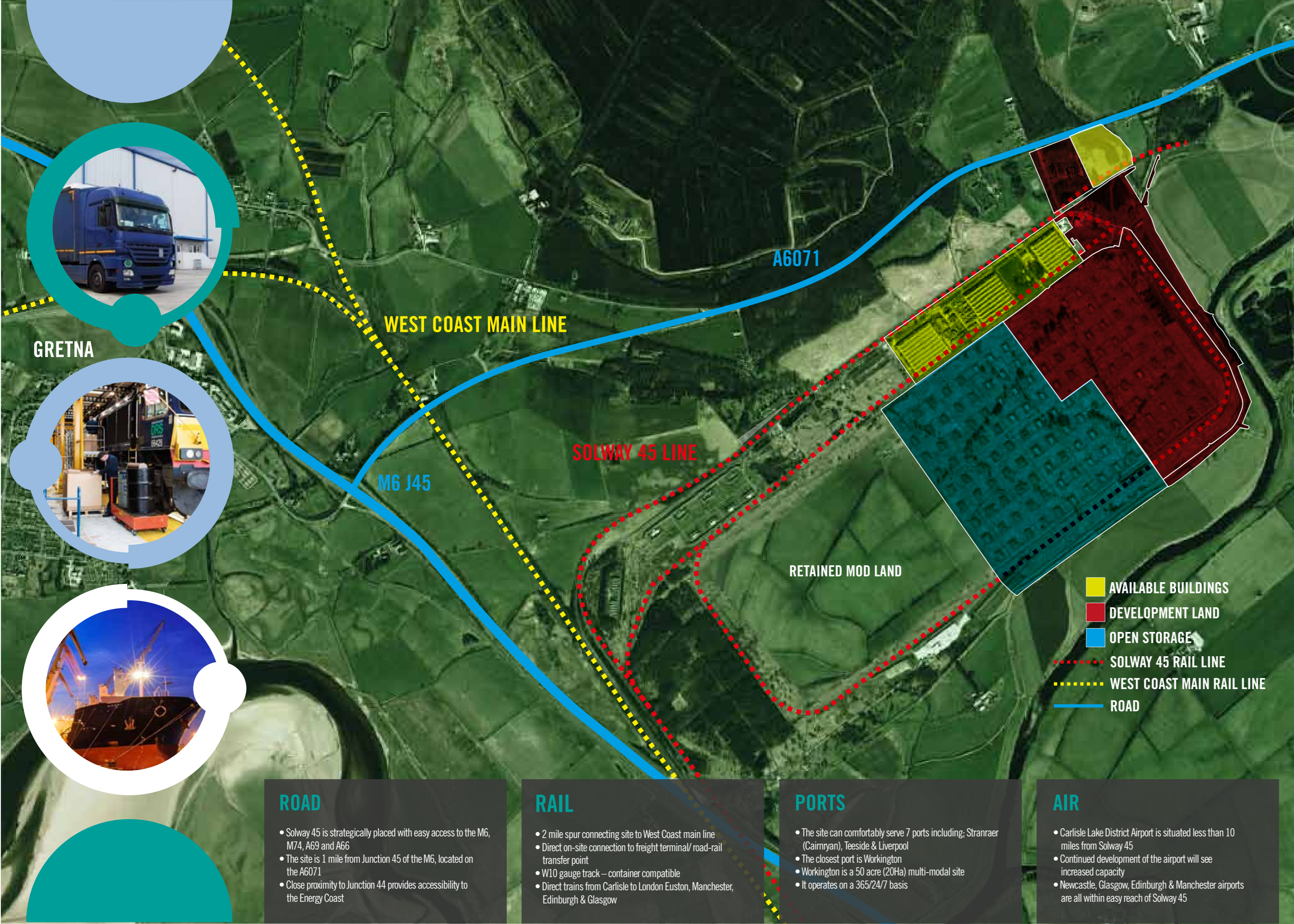
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**A PRIME INTERMODAL SITE FOR BUSINESS**



**SOLWAY 45  
CARLISLE**  
M6 JUNCTION 45 - CA6 5LX  
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GRETNA

### ROAD

- Solway 45 is strategically placed with easy access to the M6, M74, A69 and A66
- The site is 1 mile from Junction 45 of the M6, located on the A6071
- Close proximity to Junction 44 provides accessibility to the Energy Coast

### RAIL

- 2 mile spur connecting site to West Coast main line
- Direct on-site connection to freight terminal/ road-rail transfer point
- W10 gauge track – container compatible
- Direct trains from Carlisle to London Euston, Manchester, Edinburgh & Glasgow

### PORTS

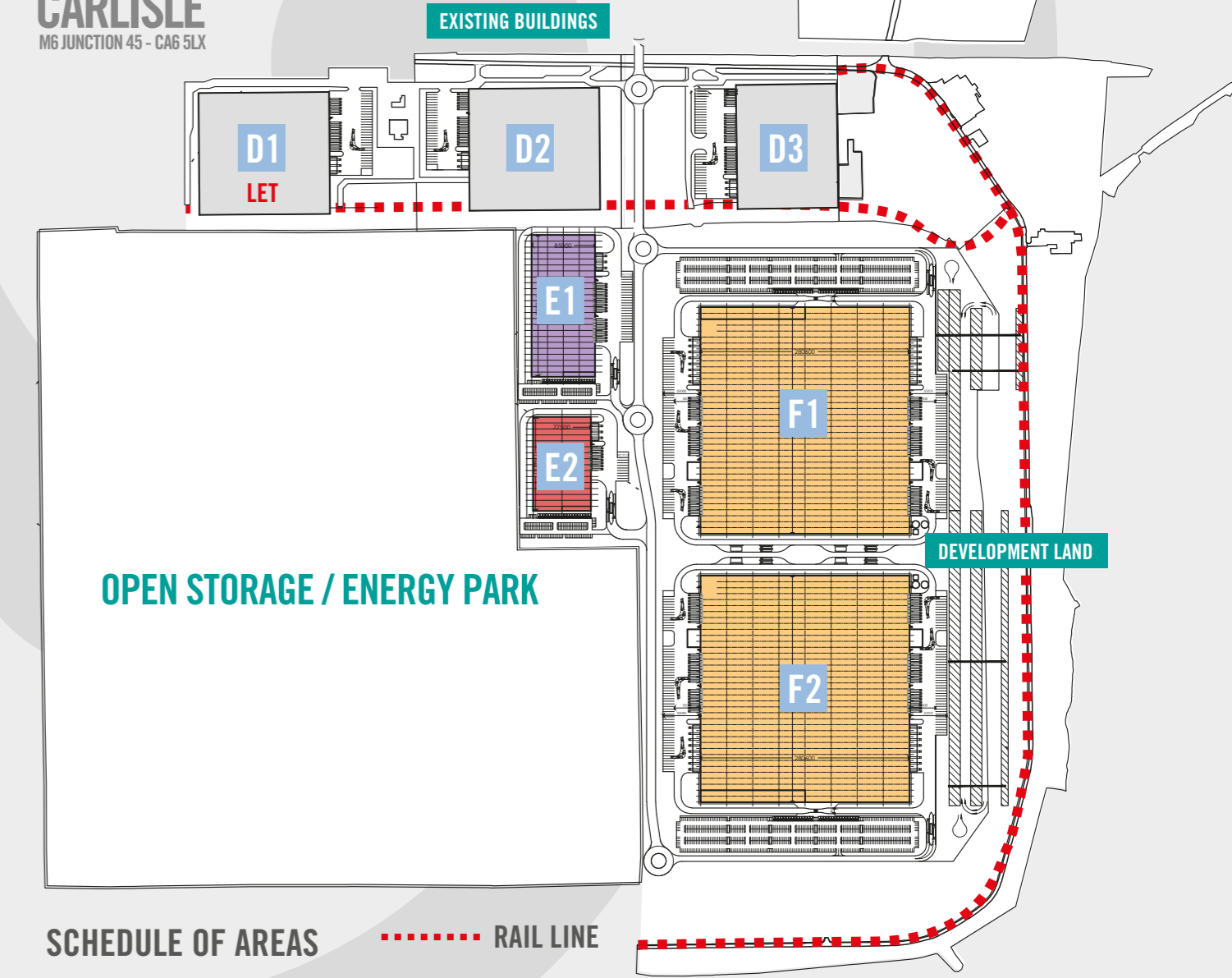
- The site can comfortably serve 7 ports including; Stranraer (Cairnryan), Teeside & Liverpool
- The closest port is Workington
- Workington is a 50 acre (20Ha) multi-modal site
- It operates on a 365/24/7 basis

### AIR

- Carlisle Lake District Airport is situated less than 10 miles from Solway 45
- Continued development of the airport will see increased capacity
- Newcastle, Glasgow, Edinburgh & Manchester airports are all within easy reach of Solway 45



**SOLWAY 45  
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### SCHEDULE OF AREAS

EXISTING BUILDINGS		
Shed D1 LET	29,105 sq.m	(313,198 sq.ft)
Shed D2	29,081 sq.m	(312,940 sq.ft)
Shed D3	22,203 sq.m	(238,928 sq.ft)

INDICATIVE LAYOUT SIZES		
Building E1	16,667 sq.m	(179,296 sq.ft)
Building E2	9,996 sq.m	(107,597 sq.ft)
Building F1	89,686 sq.m	(965,380 sq.ft)
Building F2	89,686 sq.m	(965,380 sq.ft)

OPEN STORAGE/ENERGY PARK	
61.62 Ha	(151.38 Acres)

### EXISTING BUILDINGS SPECIFICATION

- Steel frame construction
- Concrete floors
- Floor loading of 40 KN/sq.m
- Height to underside of haunch 4.65 m
- Sodium lighting
- Level access loading doors
- Internal rail loading capability
- 11 KV substations on site
- Diesel fuel tanks available for upto 27,000 litres
- Office accommodation