THE SITE

- Mainline connection to internal rail network
- High-speed environment
- 3 miles from M6 interchange
- Low level rail access available
- Existing buildings on new site
- Road built up to 2,500,000 sq ft (232,256 sq m) in a single building
- False relief manouevring and energy generation operation

The site sits on a prime 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 Carlisle on the Scottish border. The Gilbert 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 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
- Large industrial operations
- Container base
- Major distribution logistics facility
- New major rail hub

The site owners are seeking to enter into partnership agreements with developers and rail operators on terms to be agreed.

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 neighbour being Newcastle 37 miles to the east, Glasgow 75 miles to the north and Manchester 115 miles to the south.

Carlisle is the only city in Cumbria. It is ideally located 10 miles from the border with Scotland and 30 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 130,000.

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

THE LOCATION

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

Solway 45 is 1 mile from junction 45 of the M6, located on the A761.

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 road network, existing rail infrastructure and port accessibility provide scope of connectivity in Scotland, England, Ireland and Europe, ensuring that Solway 45 has the potential to become a site of National and European significance.

TERMS

Leasedhold 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.

CONTACT

To discuss this opportunity further or to arrange an inspection please contact:

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WWW.SOLWAY45.COM

A PRIME INTERMODAL SITE FOR BUSINESS

SOLWAY 45

Carlisle

WWW.SOLWAY45.COM
**West Coast Main Line**

**Solway 45 Line**

**Road**
- Solway 45 is strategically placed with easy access to the M6, M74, A69 and A66.
- Site is 2 miles 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 rail connections to freight terminal and main rail lines.
- W10 gauge track – container compatible.
- Direct trains from Carlisle to London Euston, Manchester, Edinburgh & Glasgow.

**Ports**
- Site can comfortably serve 7 ports including; Stranraer (Cairnryan), Teeside & Liverpool.
- Closest port is Workington.
- Workington is a 50 acre (20Ha) multi-modal site.
- 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 range of Solway 45.

**Open Storage / Energy Park**
- 61.62 Ha (151.38 Acres)

**Lettings**
- 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**
- Shed D1 16,667 sq.m (179,296 sq.ft)
- Shed D2 9,996 sq.m (107,597 sq.ft)
- Shed F1 89,686 sq.m (965,380 sq.ft)
- Shed F2 89,686 sq.m (965,380 sq.ft)

**Schedule of Areas**

**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 up to 27,000 litres
- Office accommodation