

**SUBJECT TO CONTRACT**

**“THE HUB” - KINGMOOR PARK, CARLISLE**

Final confirmation of funding for the construction of the Carlisle Northern Development Route (CNDR) is now in place and construction work commenced in October 2009. The CNDR will run from junction 44 of the M6, through Kingmoor Park, and around the western boundaries of the city, before linking up with the A595 leading to West Cumbria.

In parallel with the CNDR's construction, we are delighted to announce “The Hub”, a centrepiece development by Kingmoor Park Properties, which includes outline consent for a 100,000 sq ft office development, together with neighbouring shopping facilities including restaurants, cafes, retail units, a petrol filling station and other support services. The proposed development will also incorporate a high class hotel with ancillary conference centre, health and fitness centre, restaurants and bars.

Attached is a copy of an outline layout for The Hub, which will provide occupiers with some of the highest quality, and most conveniently located retail, leisure and commercial premises in North Cumbria, along with superb, integrated, on site services. The Hub layout is still in its infancy and we would be delighted to speak with you or any of your client's who might be interested in space in this location so we might consider how best to accommodate your or their needs.

In addition to The Hub, Kingmoor Park's development strategy will continue with the potential for new build B1, B2 and B8 accommodation on The Brunthill Estate, immediately to the north of The Hub development. Brunthill contains approximately 90 acres and will be available for offices, light industrial warehousing and distribution uses.

Since opening in March 1999, Kingmoor Park has attracted a range of tenants who now occupy over 1.5 million square feet of space. There are over 100 businesses located on site, employing more than 1,650 personnel. Notable tenants include Eddie Stobart, Princes Soft Drinks, Edinburgh Woollen Mill, John Lewis, City Link, GeoPost/DPD, UPS, Passport Office, Vodafone and Capita Symonds.

In addition to these businesses/occupiers and to the travellers using the new bypass road, The Hub will also provide support services to the surrounding area including Kingstown Industrial Estate, which will become much more integrated into Kingmoor Park, following the completion of the northern section of the CNDR in August 2011.

We hope this provides you with an initial taster of what can be provided within this exciting new development at Kingmoor Park, but should you require any further information, or indeed wish to make arrangements to visit Kingmoor Park and perhaps discuss any potential interest in more detail, then please do not hesitate to contact:-

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**3468/RP**



**KEY**

- Extent of CPO Boundary ———
- Site Edged Red Boundary - - - - -
- Water Course ———

**Carlisle : Kingmoor Park**  
**Hub Layout**

Dwg No.83271L(00)97A Scale:1:1250@A2 Date:Feb 2009 Dwn by:MRJ

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