



To Let or For Sale Carlisle Lake District Airport Crosby on Eden Carlisle CA6 4NW

**Development Land
Up to 31 acres (12.55 hectares)**



- Premium build-to-suit opportunities
- Flexible uses and unit sizes
- Good access to the motorway network
- Allocated for B1 / B2 / B8 use
- BREEAM 'Very Good' rating
- Fully serviced site
- Experienced and funded development team of Roebuck Asset Management and Eddie Stobart

Location/Transport Links



Carlisle is the most significant business centre in Cumbria and benefits from excellent road and rail communication links being located on Junctions 42 to 44 of the M6, providing quick access to the major cities in Scotland and North England.

Carlisle Lake District Airport is situated just six miles east of Carlisle city centre which is a principal stop on the West Coast Main Line and five miles east of Junction 44 of the M6 along the A689.

Description

Development Site – To Let or for Sale

Options available include design and builds, pre-lets and land sale.

A rare opportunity to access Carlisle's newest business location, Carlisle District Airport is a 31 acre (12.55 hectare) clear development site with outlined planning consent for B1 / B2 / B8 uses. The site can provide a range of flexible built to suite options.

Terms

Terms for both the existing unit and the development land are available on request.

Contact Details, Viewing & Further Information

Strictly by prior appointment with BNP Paribas Real Estate

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Subject to Contract / June 2016