

Our proposal

Harker View

Socio-Economic Impact Assessment

CONSTRUCTION IMPACTS

c. £85m

CONSTRUCTION
INVESTMENT



c. 110,000 m² new floorspace including industrial, warehouse space as well as 10,000m² of ancillary office and amenity space



Creating c. 800 persons years of construction employment locally

OPERATIONAL BENEFITS



up to **2,600**
Gross FTEs

up to **£77m** p.a

Est. Salary Yield

up to **£146m** p.a

Gross GVA



Supporting indirect/induced jobs locally



with up to **260 FTEs**

....through supply chains and employee spending

WIDER BENEFITS



Est. Business Rate Revenue

c. **£2.1m** p.a



Provision of local employment opportunities



Improving image and perception of Carlisle

- If approved, Harker View would be a new sustainable logistics hub for the North West
- The proposal will provide pioneering low-carbon transport infrastructure, thereby acting as a catalyst for innovation in Carlisle
- The Harker View proposal will create around 2,600 full time jobs as well as indirectly creating jobs through the supply chain and employer investment
- The scheme represents a potential investment into the local economy of £146 million per year
- The proposal aims to deliver supporting service facilities such as a 75-bed hotel, a public house, restaurant and drive-thru eateries
- The scheme includes a superfast electric vehicle charging forecourt to support domestic and commercial electric vehicle traffic using the M6
- Harker View will generate approximately £2.1 million each year in business rates for Carlisle Council

Strawsons Property believes that these proposals and their associated benefits can only be achieved through the development of Harker View due to its size, location and links to the M6 strategic corridor.

* These are headline impacts based on outline proposals, these are subject to change depending on the final scheme

