

TO LET // **OPEN STORAGE OPPORTUNITY** // **UP TO 8.5 ACRES**
(3.4 hectares)



// **RAMSDEN DOCK BASIN,
ROYAL PORT OF BARROW,
BARROW-IN-FURNESS**

/// royal.fence.idea



24/7 PORT SECURITY



ROLLED
HARDCORE
SURFACE



HIGH MAST
LIGHTING



SITE CAN
BE SPLIT
FROM 1 ACRE



DIRECT DEEP SEA,
ROAD AND RAIL
CONNECTIVITY

ROYAL PORT OF BARROW

Barrow sits at the heart of one of the UK's most strategically important industrial centres, underpinned by multi-billion-pound investment led by BAE Systems. The town plays a critical role in submarine development and national security, with ongoing expansion at the BAE main site, nearby new facilities, and close links to the University of Cumbria supporting skills, research and long-term workforce growth. Surrounding this core is wide-scale regeneration, including the Marina Village development, which will deliver around 800 new homes and transform the waterfront approach to the port.

Demand for land and logistics space continues to grow, driven by major defence, infrastructure and energy projects. ABP offers flexible open storage sites in and around the port, well placed to support businesses working with BAE Systems, key local employers and large-scale industrial activity. The port handles over 100,000 tonnes of cargo each year, including limestone, sand, aggregates, granite and wood pulp, with heavy-lift operations routinely carried out to serve the offshore energy sector.



See more information on the Royal Port of Barrow at:
abports.co.uk/locations/barrow/

DESCRIPTION

The 8.5 acre site is situated on the south side of the Ramsden Dock Basin. The site can be split from 1 acre+ and benefits from the following:

24 HOUR SECURITY

HGV ACCESS

ROLLED HARDCORE SURFACE

HIGH MAST LIGHTING

MULTI-MODAL CONNECTIVITY



SERVICES

Power and water can be made available. Interested parties are advised to make their own specific enquiries to ABP.

PORT CAPABILITIES

Vessel Size (Max)

Length 150 metres

Beam 35 metres

Draft 10 metres

LOCATION

Barrow offers excellent multi-modal connectivity by road, rail and sea. The town links directly to the M6 via the A590, providing fast access to the wider North West and national motorway network. Regular rail services connect Barrow to Lancaster, Manchester, Carlisle and Whitehaven.

ROAD

The M6 (J36) motorway is accessed via the A590. This provides access to the major city centres of Liverpool, Manchester, Leeds, Birmingham and beyond.

RAIL

Barrow-in-Furness station is located a short distance from the port and provides direct access to the West Coast Mainline along with the Furness and Cumbrian Coast Lines.

SEA

Barrow benefits from multiple berth locations within its enclosed dock system enabling the handling of a range of cargoes direct to road or into open and covered storage.



VAT

VAT will be charged on all costs.

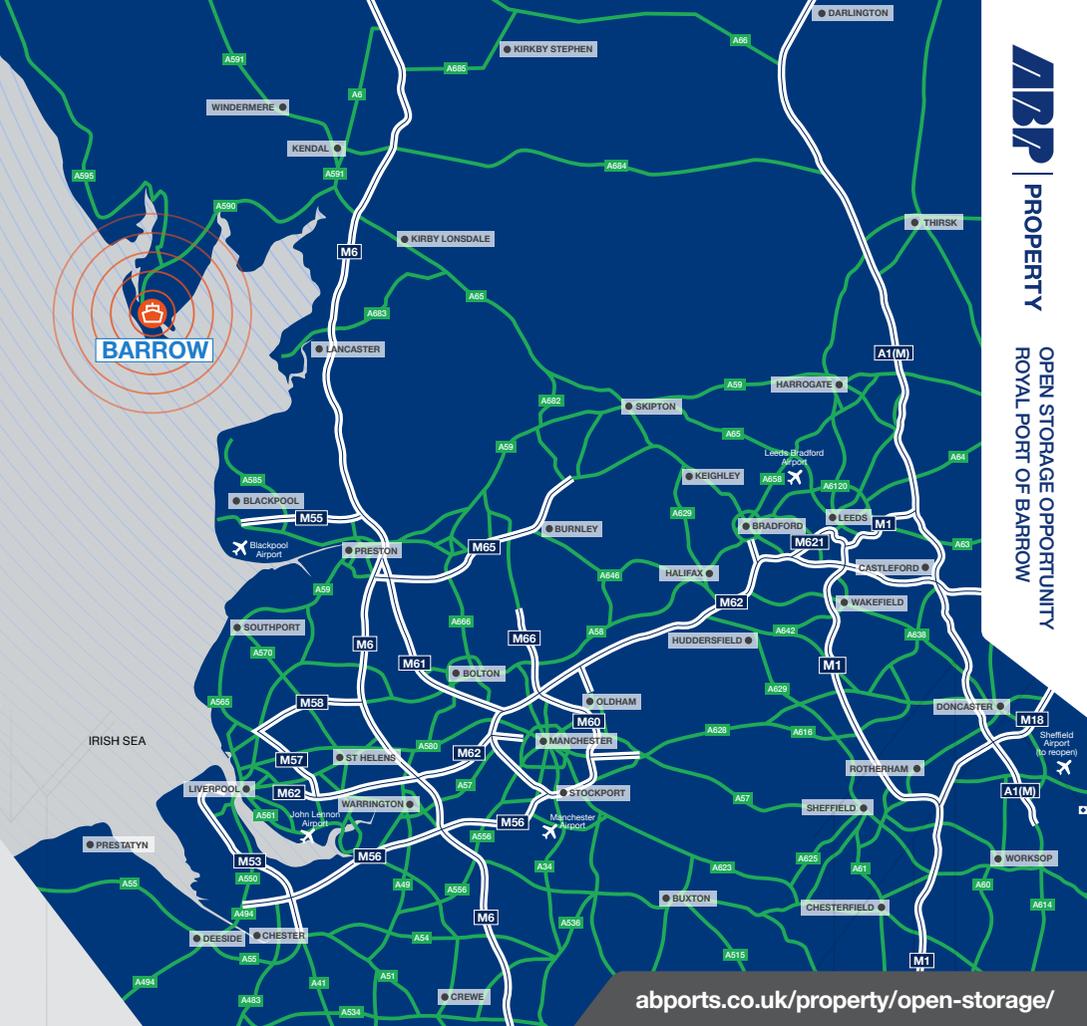
SERVICE CHARGE

A provision will be included in any lease for each tenant to pay a sum to contribute to the cost of maintaining the common areas of the port estate.

VIEWING

Viewings are strictly by appointment only. Please contact the letting agents for further information.

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