



PLP

ELLESMERE PORT



NEW LOGISTICS/ INDUSTRIAL UNIT TO LET 138,612 SQ FT

UNIT 2 IMMEDIATELY AVAILABLE
PIONEER POINT BUSINESS PARK, ELLESMERE PORT, CH66 1ST

www.plproperty.com/plp-ellesmere-port



**BREEAM
EXCELLENT
RATING**





PORT SUNLIGHT

LIVERPOOL CITY CENTRE



PORT OF LIVERPOOL

STELLANTIS

VAUXHALL

ELLESMERE PORT PLANT



PLP ELLESMERE PORT

STELLANTIS



Honeywell

PORT CHESHIRE



NEW RESIDENTIAL

safestore

LIVERPOOL

M53

J7



REGATTA

COSTA

GREENE KING GREEN OAK FARM

UNIT 1 LET TO BARGAIN MAX

UNIT 2 138,612 SQ FT

MANCHESTER SHIP CANAL

J8

IMMEDIATE ACCESS TO M53 J8



HGV COMPLIANT PETROL FILLING STATION

MANCHESTER - M6



INVESTING IN SUSTAINABLE PROPERTY



CARBON NET ZERO



BREEAM EXCELLENT RATING



VRV HEATING AND COOLING SYSTEM TO OFFICES



PHOTO VOLTAIC PANELS FOR ONSITE RENEWABLE ENERGY GENERATION



EPC A RATING



THE UNIT IS FITTED WITH A DUAL 25 KW DC RAPID CHARGER



ALL CAR/ HGV PARKING BAYS FUTUREPROOFED TO ENABLE RAPID CHARGING STATIONS

138,612 SQ FT

PLP Ellesmere Port is located between J7 & J8 of the M53 at Pioneer Point Business Park, providing direct access to Ellesmere Port and the surrounding areas.

UNIT 2	SQ FT	SQ M
WAREHOUSE	131,469	12,213.90
OFFICE	7,143	663.63
TOTAL	138,612	12,877.53

*Floor Areas are measured on a Gross Internal basis



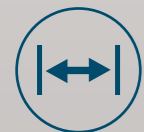
12.5M HAUNCH HEIGHT



14 DOCK LEVEL LOADING DOORS



4 LEVEL ACCESS LOADING DOORS



50M SECURE YARD



HIGH QUALITY OFFICE ACCOMMODATION
(CAPABLE OF EXPANSION WITH A
SECOND FLOOR)



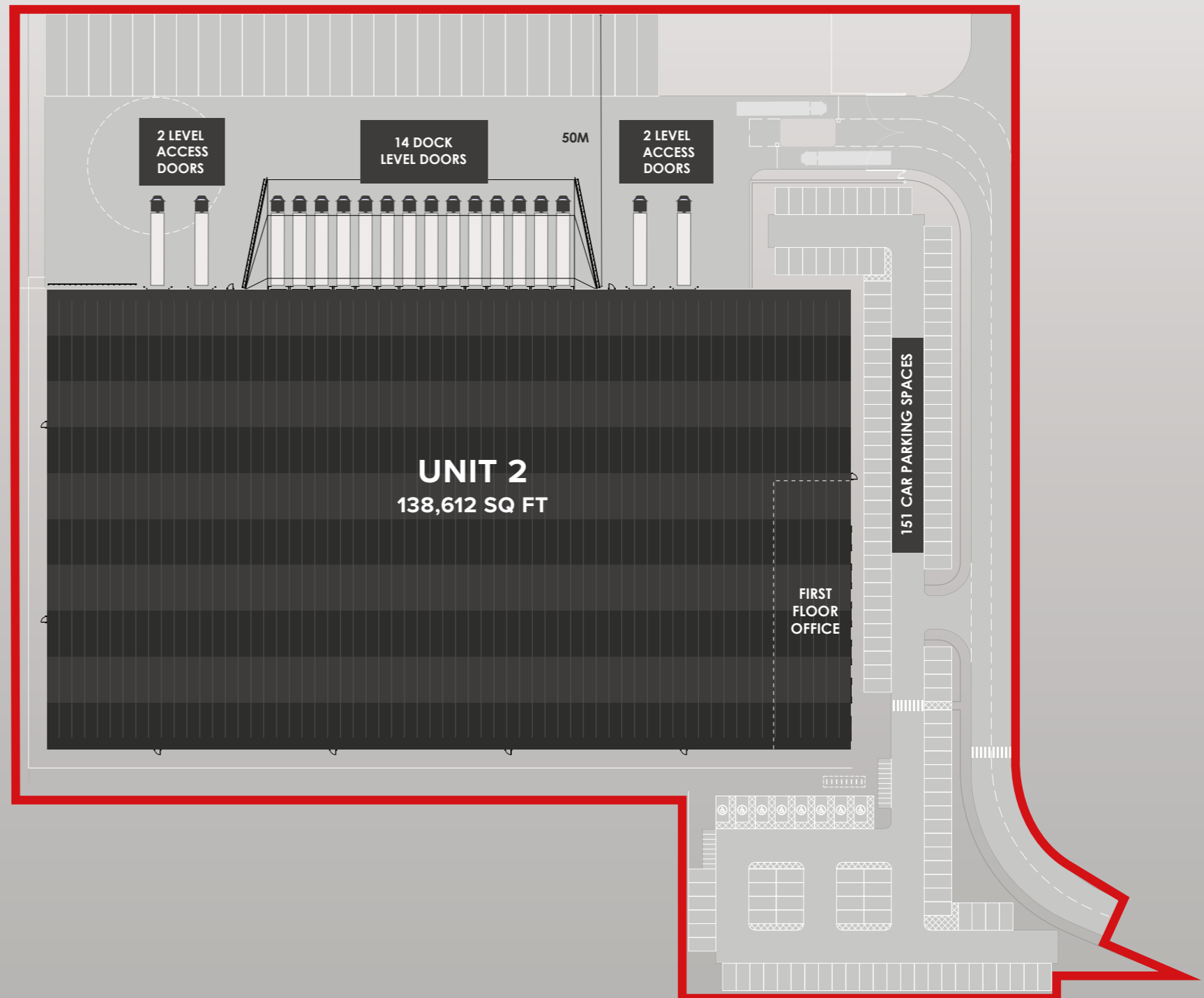
151 CAR PARKING SPACES



28 HGV PARKING SPACES



FLOOR LOADING 50KN/SQ M



*indicative layout



Calculate the import duties based in the value of inputs or finished goods



Duty Exemption for Re-exports



Benefit from duty and Vat suspension until they enter the UK domestic market



Import goods to a Freeport customs site with simplified customs documentation



Ability to add value before exporting goods again



Store or manufacture goods, using imported goods



J8

M53

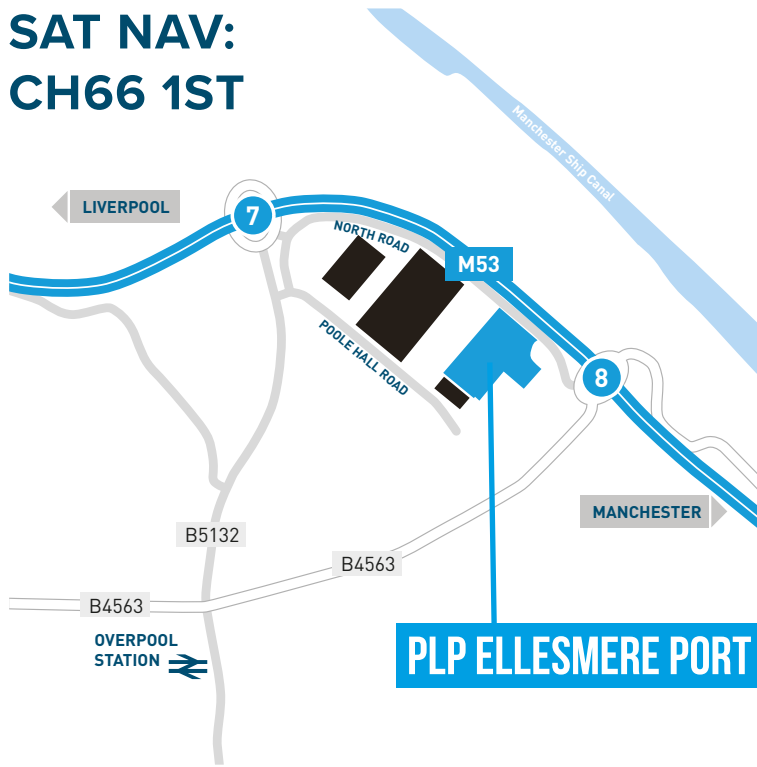
FREEPORTS BENEFIT



UNLEASH YOUR BUSINESS POTENTIAL

FREEPORTS WERE CONCEIVED TO CONFER SPECIAL BENEFITS TO THOSE WITHIN THEIR BOUNDARIES – FOSTERING A DESIRABLE ENVIRONMENT IN WHICH TO OPERATE AND ENCOURAGE INVESTMENT.

SAT NAV: CH66 1ST



UNRIVALLED ACCESSIBILITY

IMMEDIATE ACCESS TO M53 J8



ROAD

M53 – J7	1 mile
Chester City Centre	10 miles
Liverpool	14 miles
Manchester	38 miles
Leeds	82 miles



RAIL

Overpool Station	1 mile
Chester Station	8 miles



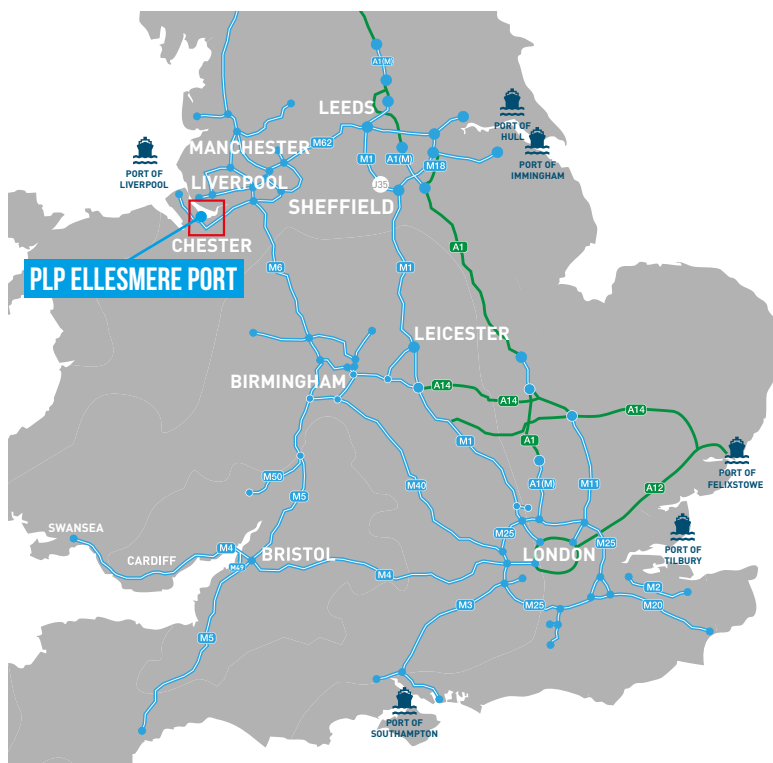
AIR

Liverpool Airport	22 miles
Manchester Airport	30 miles
Leeds Bradford Airport	84 miles
East Midlands Airport	91 miles



PORTS

Port of Liverpool and L2	19 miles
Hull	137 miles
Immingham	138 miles



**DRIVE TO M53 J7 & J8,
AND 32 MINS TO M6 J20**



**560,000 SKILLED WORKFORCE
WITHIN A 30 MINUTE DRIVE**



**10 MILLION CONSUMERS
ARE WITHIN ONE HOUR OF
ELLESMERE PORT**



**1/3 OF BRITISH INDUSTRY
WITHIN ONE HOUR'S DRIVE**

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

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