



# 90,000 SQ FT AND 138,000 SQ FT

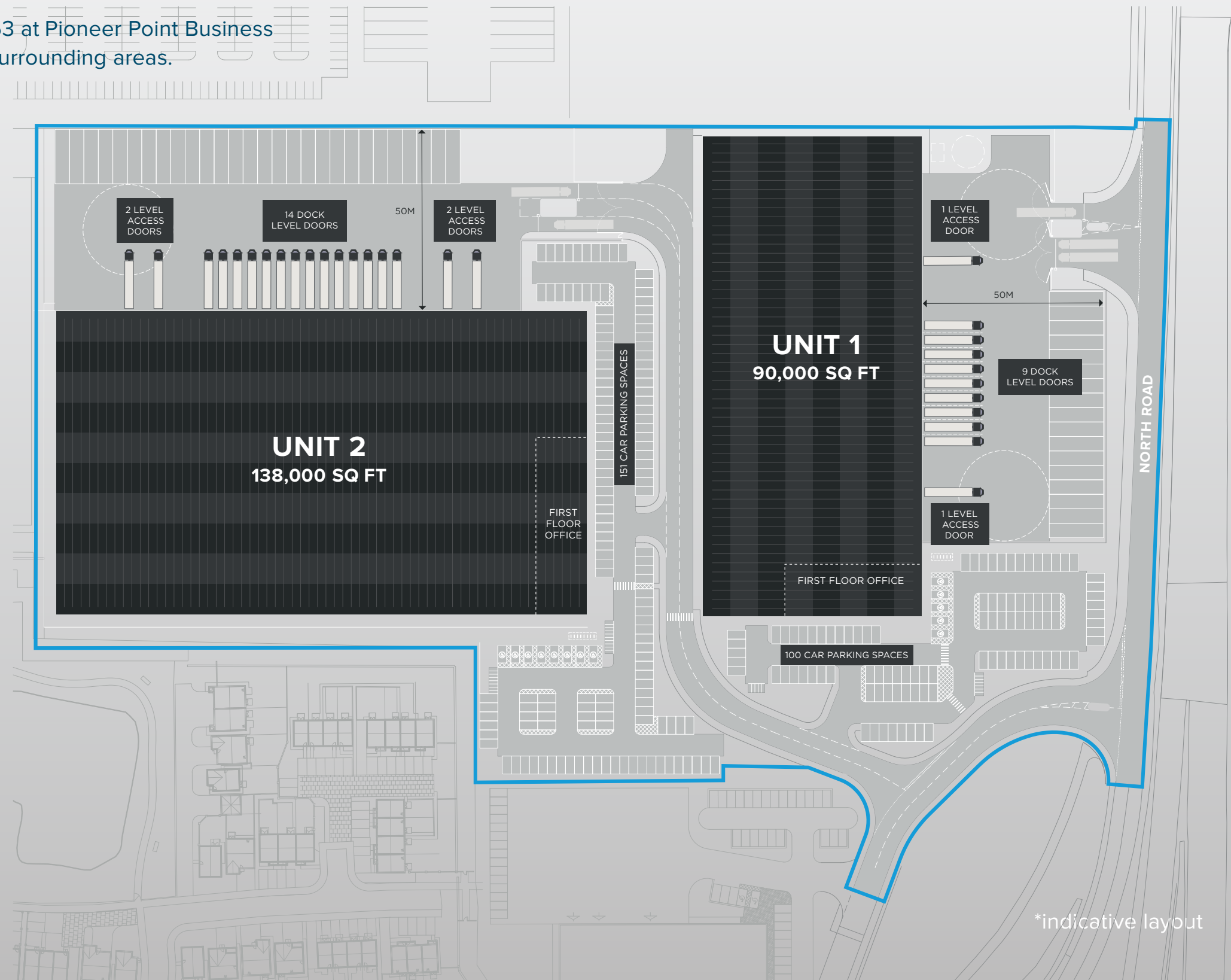
UNIT 1	SQ FT	SQ M
WAREHOUSE	85,000	7,897
OFFICE	5,000	464
<b>TOTAL</b>	<b>90,000</b>	<b>8,361</b>

UNIT 2	SQ FT	SQ M
WAREHOUSE	131,000	12,170
OFFICE	7,000	650
<b>TOTAL</b>	<b>138,000</b>	<b>12,820</b>

\*Floor Areas are measured on a Gross Internal basis

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 1 – 12.5M HAUNCH HEIGHT**  
**UNIT 2 – 12.5M HAUNCH HEIGHT**
-  **UNIT 1 – 9 DOCK LEVEL LOADING DOORS**  
**UNIT 2 – 14 DOCK LEVEL LOADING DOORS**
-  **UNIT 1 – 2 LEVEL ACCESS LOADING DOORS**  
**UNIT 2 – 4 LEVEL ACCESS LOADING DOORS**
-  **UNIT 1 – 50M SECURE YARD**  
**UNIT 2 – 50M SECURE YARD**
-  **HIGH QUALITY OFFICE ACCOMMODATION**  
**(CAPABLE OF EXPANSION WITH A SECOND FLOOR)**
-  **UNIT 1 – 100 CAR PARKING SPACES**  
**UNIT 2 – 151 CAR PARKING SPACES**
-  **UNIT 1 – 17 HGV PARKING SPACES**  
**UNIT 2 – 28 HGV PARKING SPACES**
-  **FLOOR LOADING 50KN/SQ M**



\*indicative layout