

PLP ELLESMERE PORT



AVAILABLE APRIL 2021

90,000 SQ FT & 138,000 SQ FT

SPECULATIVE LOGISTICS/INDUSTRIAL UNITS
PIONEER POINT BUSINESS PARK, ELLESMERE PORT, CH66 1ST

www.plproperty.com/plp-ellesmere-port





Unilever
PORT SUNLIGHT

LIVERPOOL
CITY CENTRE



PEELPORTS
GROUP
PORT OF LIVERPOOL

VAUXHALL

ELLESMERE PORT PLANT



PLP
ELLESMERE PORT

Honeywell

PORT CHESHIRE



CDP
MARSHALLS

SMALL UNIT
INDUSTRIAL SCHEME

LIVERPOOL

M53

J7



COSTA

GREENE KING
GREEN OAK FARM

UNIT 1
90,000 SQ FT

UNIT 2
138,000 SQ FT

MANCHESTER SHIP CANAL

J8

IMMEDIATE ACCESS TO M53 J8



HGV COMPLIANT
PETROL FILING STATION

MANCHESTER - M6

SAT NAV: CH66 1ST

M53

J7

Honeywell

REGATTA

UNIT 2
138,000 SQ FT

UNIT 1
90,000 SQ FT

CDP
MARSHALLS

J8



INVESTING IN SUSTAINABLE PROPERTY



BREEAM
EXCELLENT
RATING



EPC A
RATING



VRV HEATING
AND COOLING
SYSTEM TO
OFFICES



EACH UNIT FITTED
WITH A DUAL 25 KW
DC RAPID CHARGER



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

90,000 SQ FT AND 138,000 SQ FT

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

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

*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.



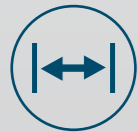
UNIT 1 – 12.5M HAUNCH HEIGHT
UNIT 2 – 12.5M HAUNCH HEIGHT



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)



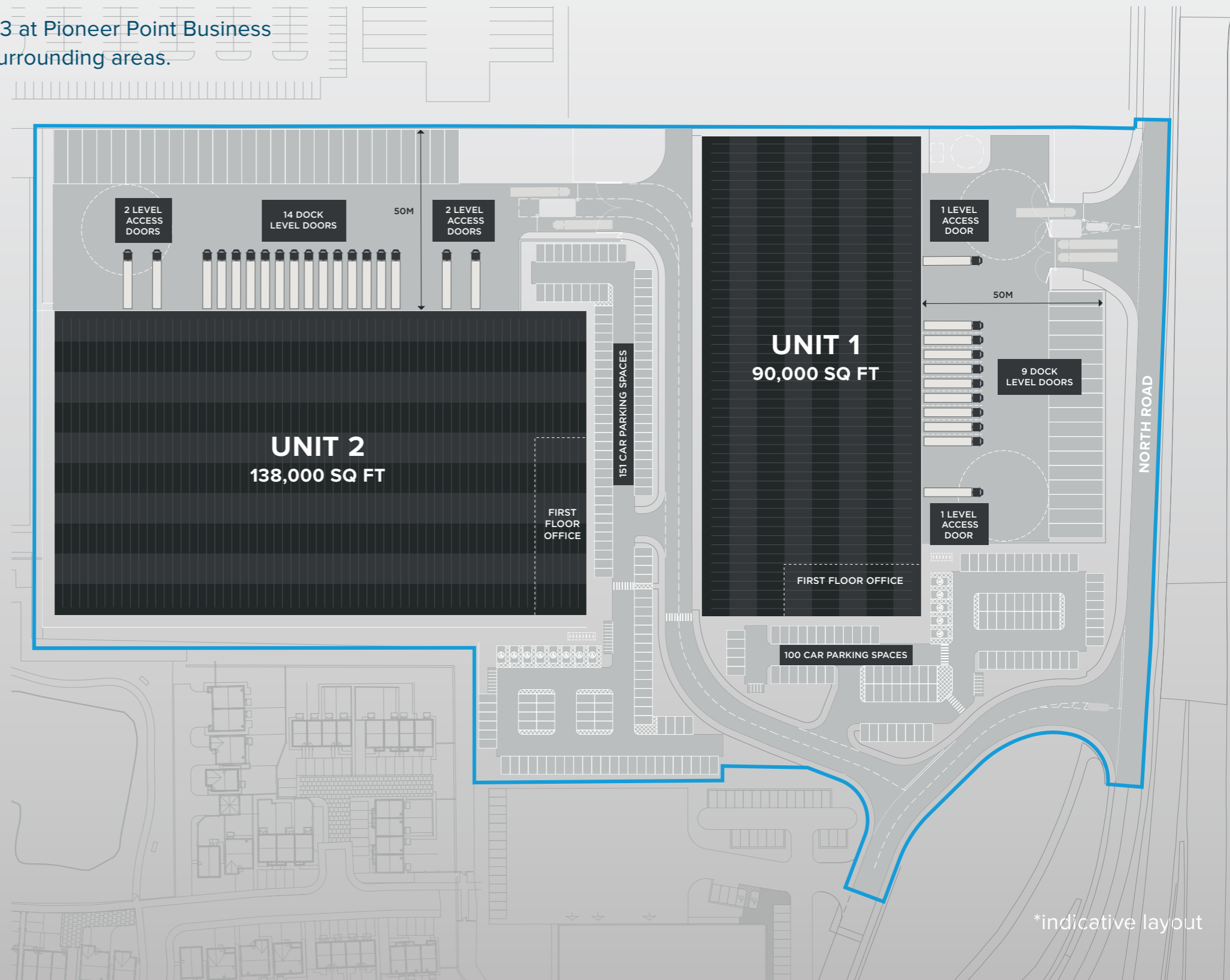
UNIT 1 – 100 CAR PARKING SPACES
UNIT 2 – 151 CAR PARKING SPACES



UNIT 1 – 17 HGV PARKING SPACES
UNIT 2 – 28 HGV PARKING SPACES

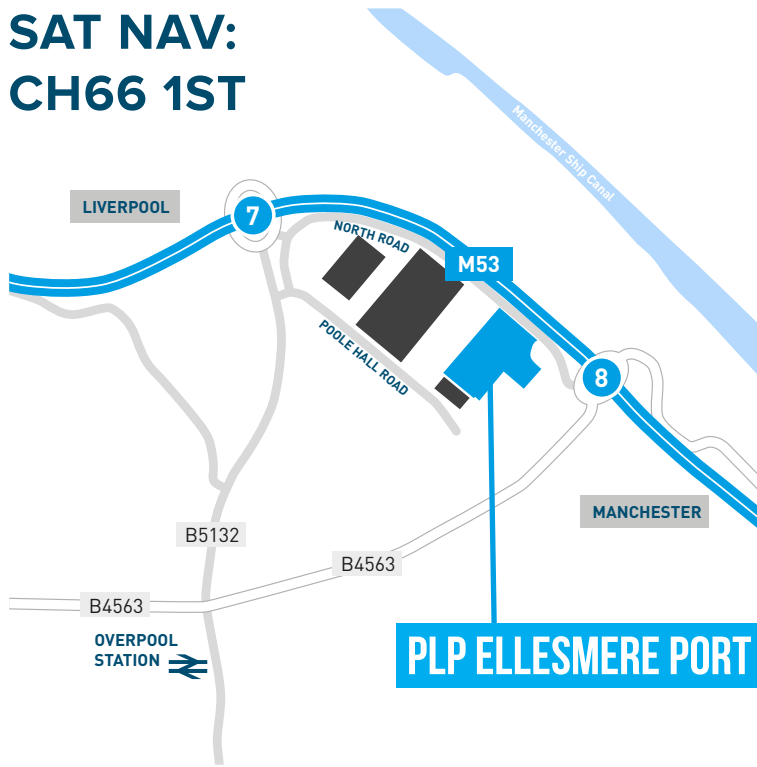


FLOOR LOADING 50KN/SQ M



*indicative layout

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



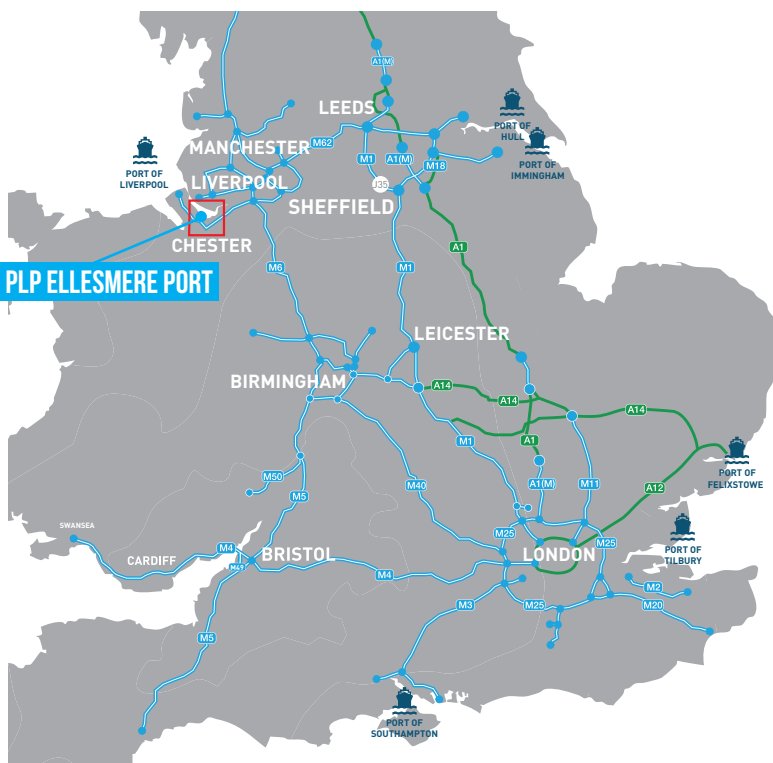
AIR

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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