

# PLP ELLESMERE PORT



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

**UNIT 1 NOW LET**

PIONEER POINT BUSINESS PARK, ELLESMERE PORT, CH66 1ST

[www.plproperty.com/plp-ellesmere-port](http://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



PERSIMMON  
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



UNIT 1  
LET TO  
**BARGAIN  
MAX**  
.co.uk



# INVESTING IN SUSTAINABLE PROPERTY



CARBON  
NET ZERO



BREEAM EXCELLENT  
RATING



VRV HEATING  
AND COOLING  
SYSTEM TO  
OFFICES



PHOTO VOLTIC  
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

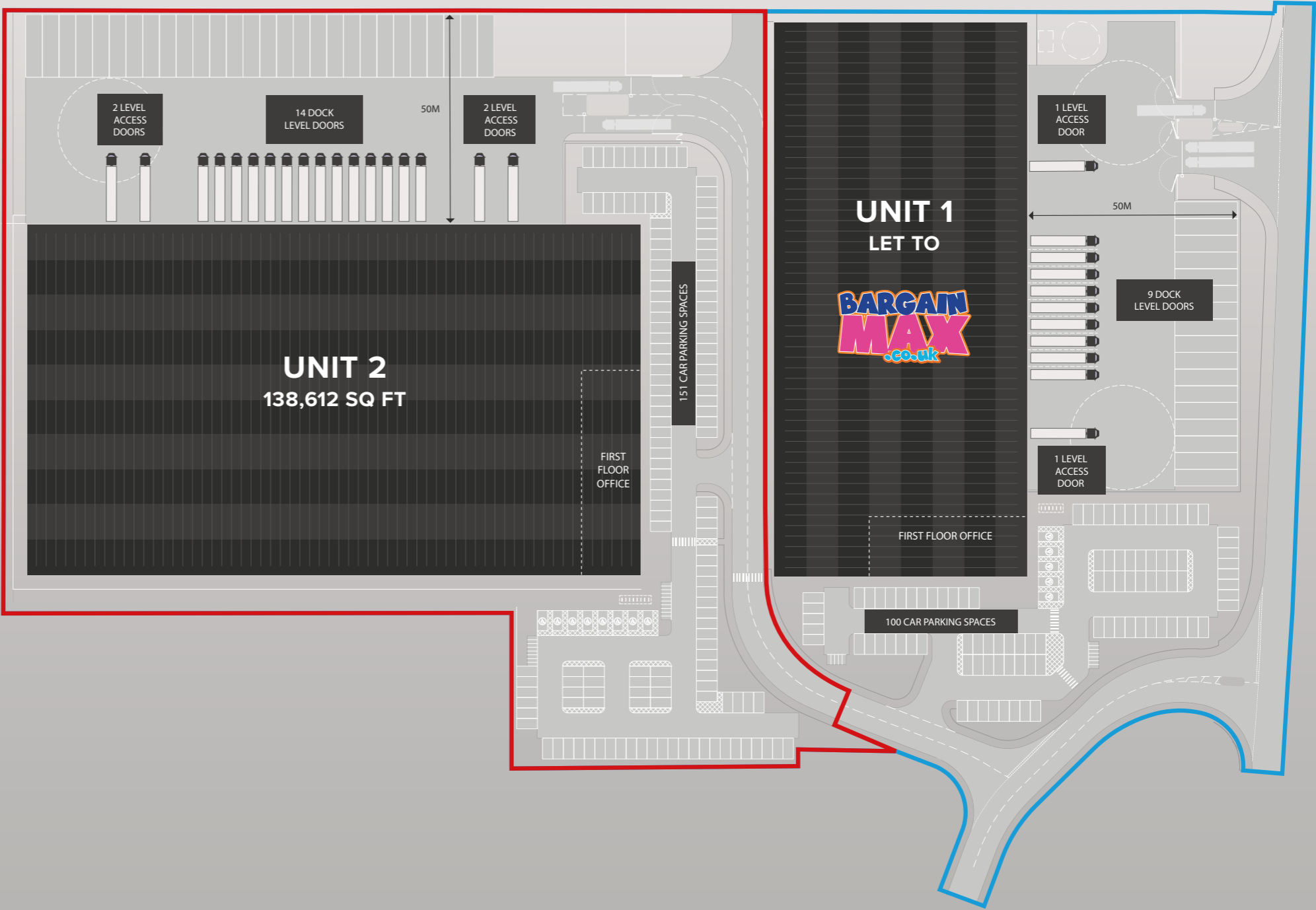
PLP Ellesmere Port is located between J7 & J8 of the M53 at Pioneer Point Business Park, providing direct access to Ellesmere Port and the surrounding areas.

UNIT 1	SQ FT	SQ M
WAREHOUSE	131,469	12,213.90
OFFICE	7,143	663.63
TOTAL	138,612	12,877.53

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



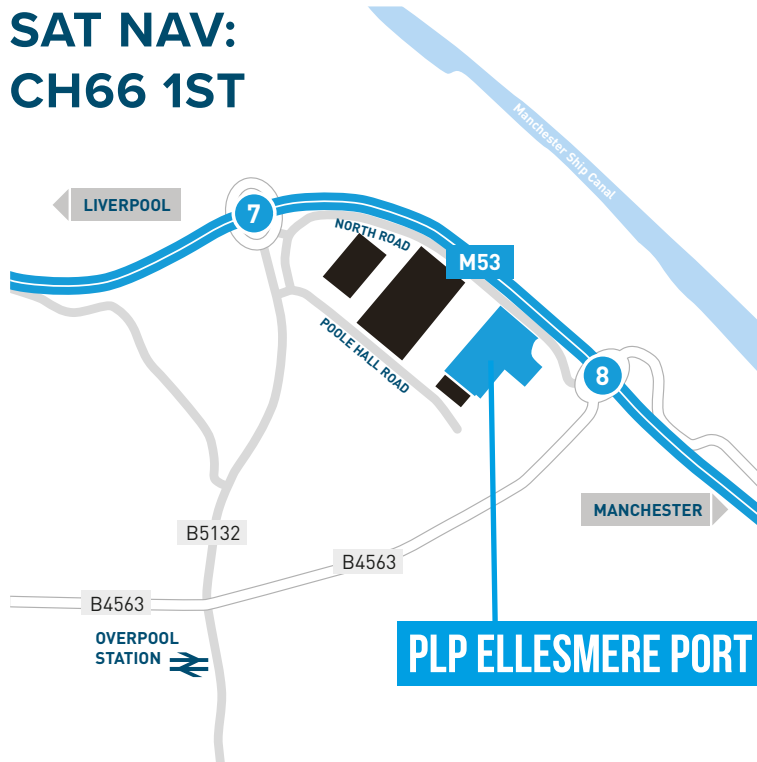
Store or manufacture goods, using imported goods



# 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



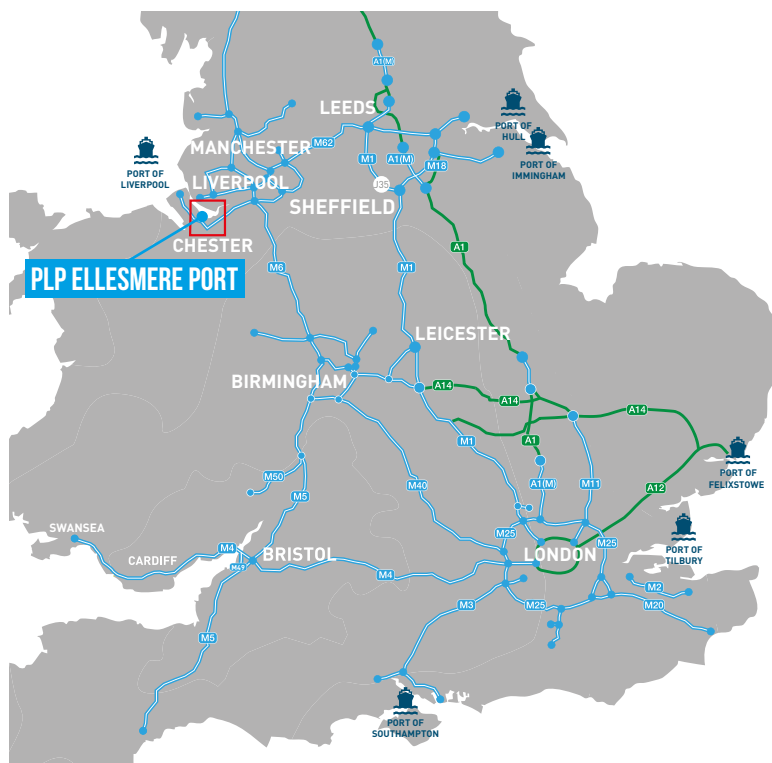
## AIR

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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