

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



**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



INVESTING IN SUSTAINABLE PROPERTY



CARBON
NET ZERO



BREEAM EXCELLENT
RATING



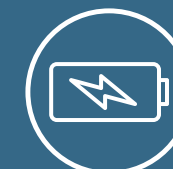
VRV HEATING
AND COOLING
SYSTEM TO
OFFICES



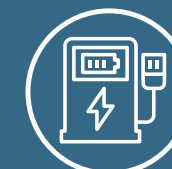
PHOTO VOLTAIC
PANELS FOR ONSITE
RENEWABLE ENERGY
GENERATION



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

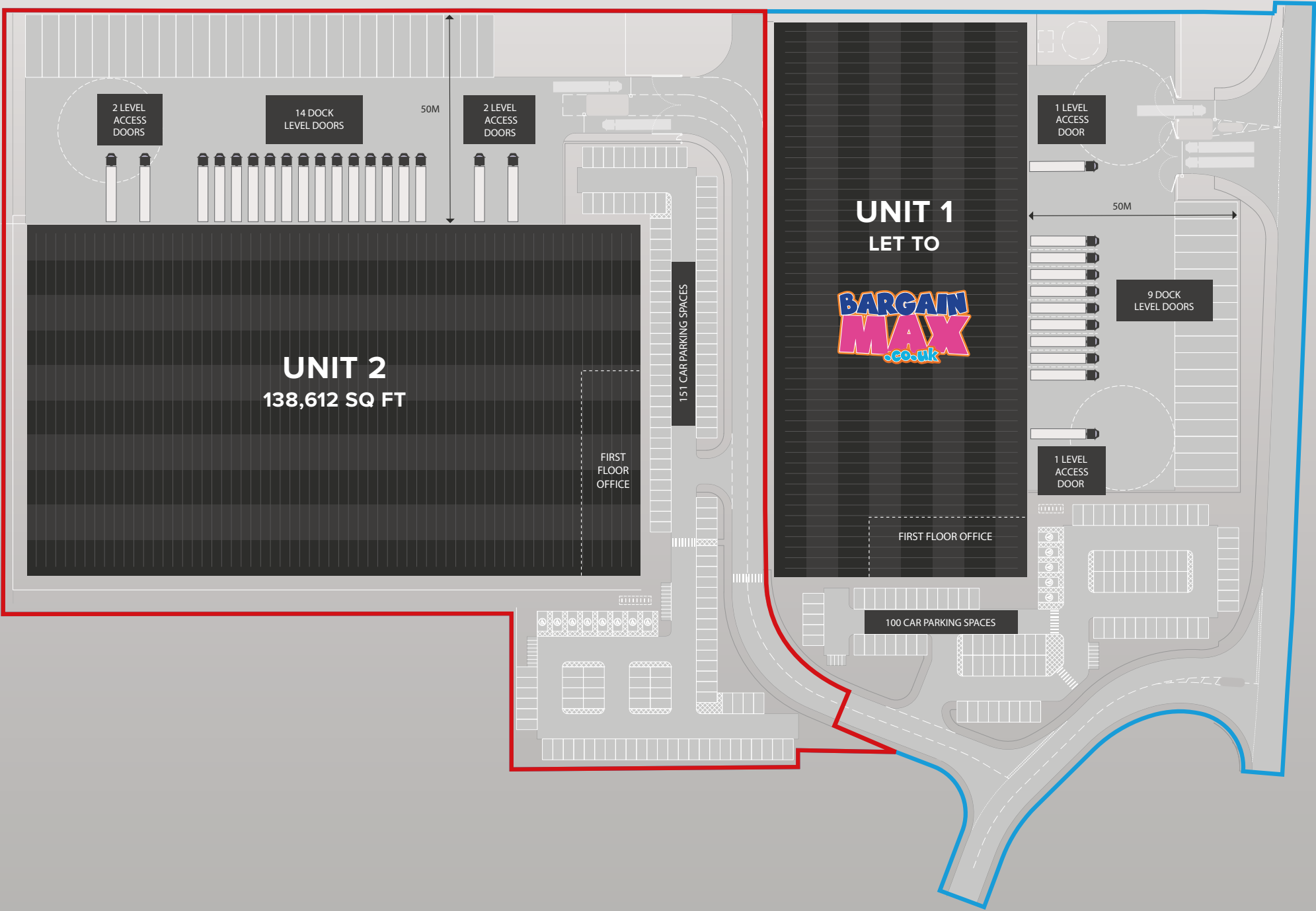
PLP Ellesmere Port is located between J7 & J8 of the M53 at Pioneer Point Business Park, providing direct access to Ellesmere Port and the surrounding areas.

UNIT 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

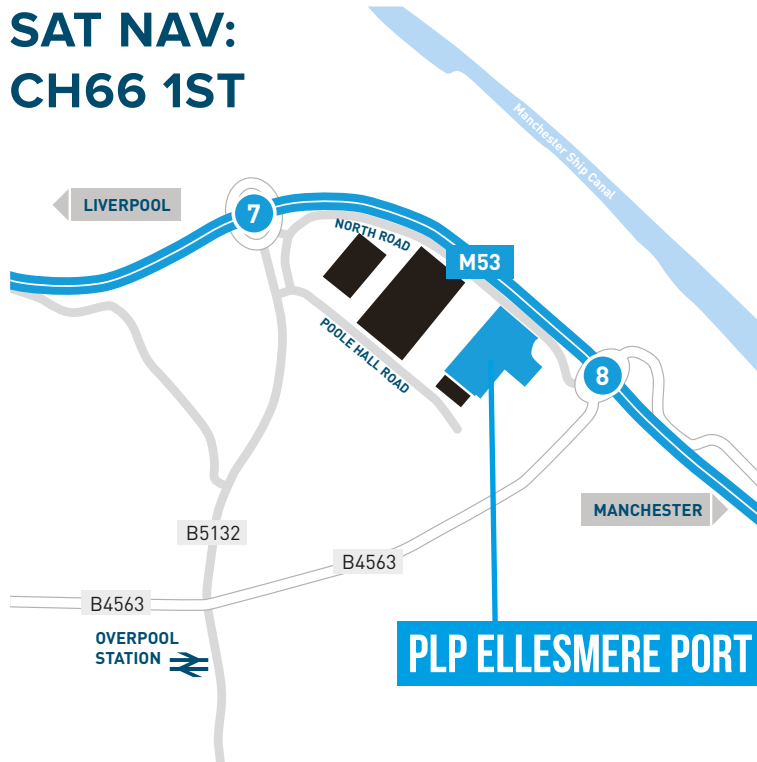
*Floor Areas are measured on a Gross Internal basis

-  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

**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



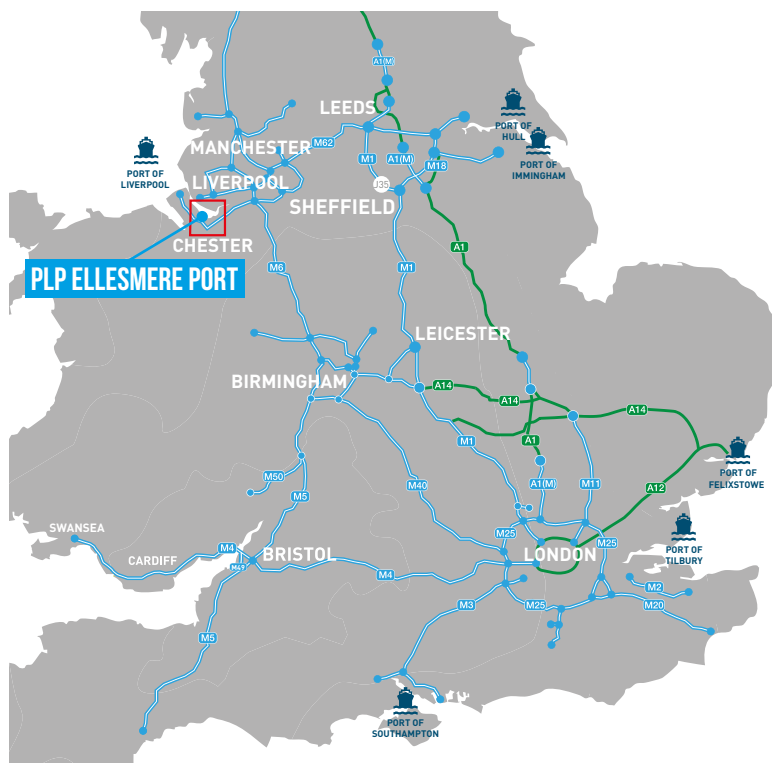
AIR

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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March 2023

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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