

# PLP



# ELLESMERE PORT



## BUILDINGS COMPLETE AND AVAILABLE NOW

## 90,548 SQ FT & 138,612 SQ FT

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

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

REGATTA

COSTA

GREENE KING  
GREEN OAK FARM

UNIT 1  
90,548 SQ FT

UNIT 2  
138,612 SQ FT

MANCHESTER SHIP CANAL

J8

# IMMEDIATE ACCESS TO M53 J8



HGV COMPLIANT  
PETROL FILING STATION

MANCHESTER - M6



# INVESTING IN SUSTAINABLE PROPERTY



**BREEAM EXCELLENT RATING**



**VRV HEATING AND COOLING SYSTEM TO OFFICES**



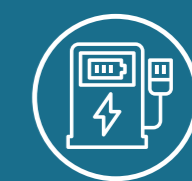
**PHOTO VOLTAIC PANELS FOR ONSITE RENEWABLE ENERGY GENERATION**



**EPC A RATING**



**EACH UNIT FITTED WITH A DUAL 25 KW DC RAPID CHARGER**



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

# 90,548 SQ FT AND 138,612 SQ FT

UNIT 1	SQ FT	SQ M
WAREHOUSE	85,503	7,943.50
OFFICE	5,045	468.70
<b>TOTAL</b>	<b>90,548</b>	<b>8,412.2</b>

UNIT 2	SQ FT	SQ M
WAREHOUSE	131,469	12,213.90
OFFICE	7,143	663.63
<b>TOTAL</b>	<b>138,612</b>	<b>12,877.5</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.



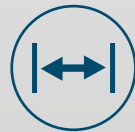
UNIT 1 – 12.5M HAUNCH HEIGHT  
UNIT 2 – 12.5M HAUNCH HEIGHT



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)



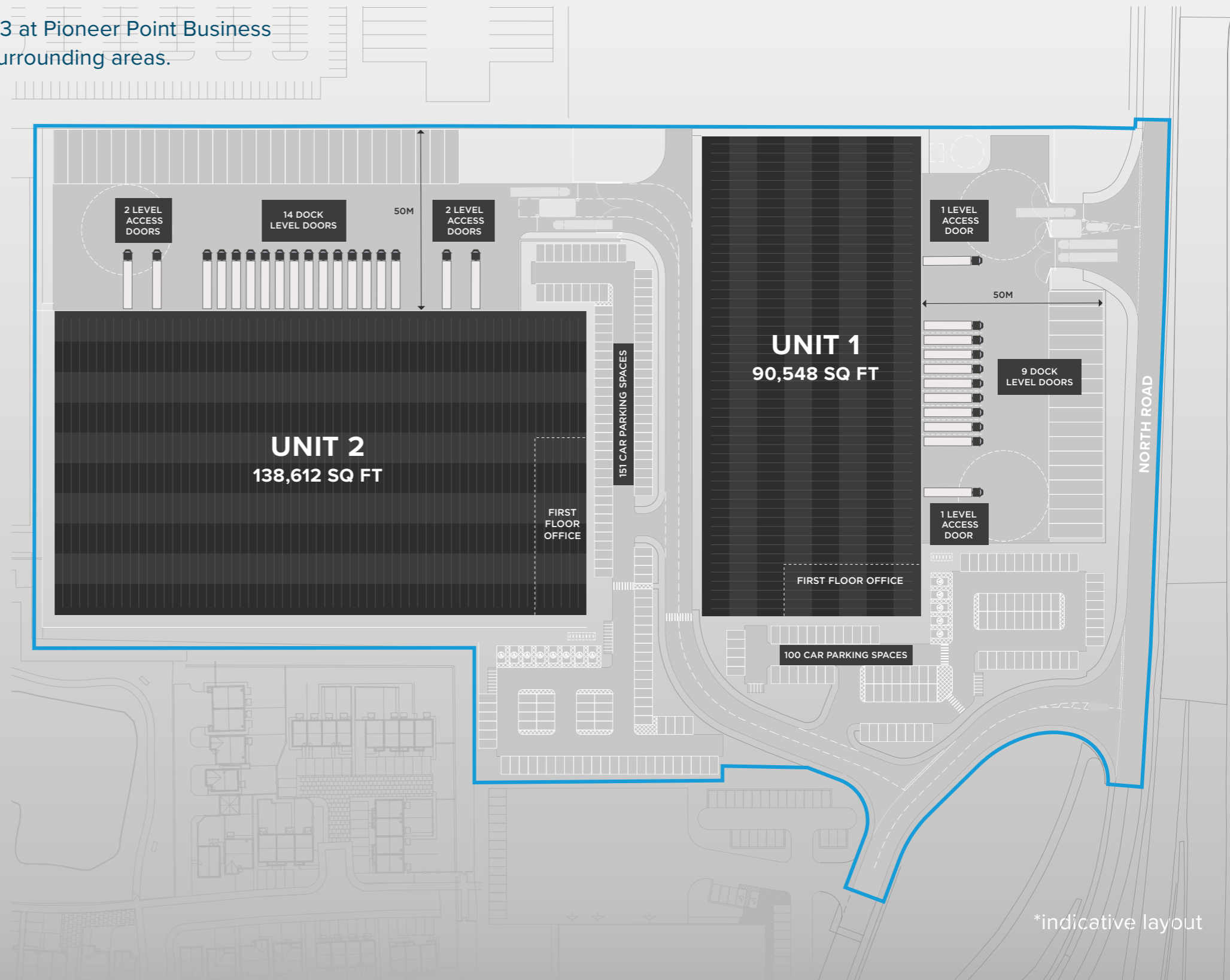
UNIT 1 – 100 CAR PARKING SPACES  
UNIT 2 – 151 CAR PARKING SPACES



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

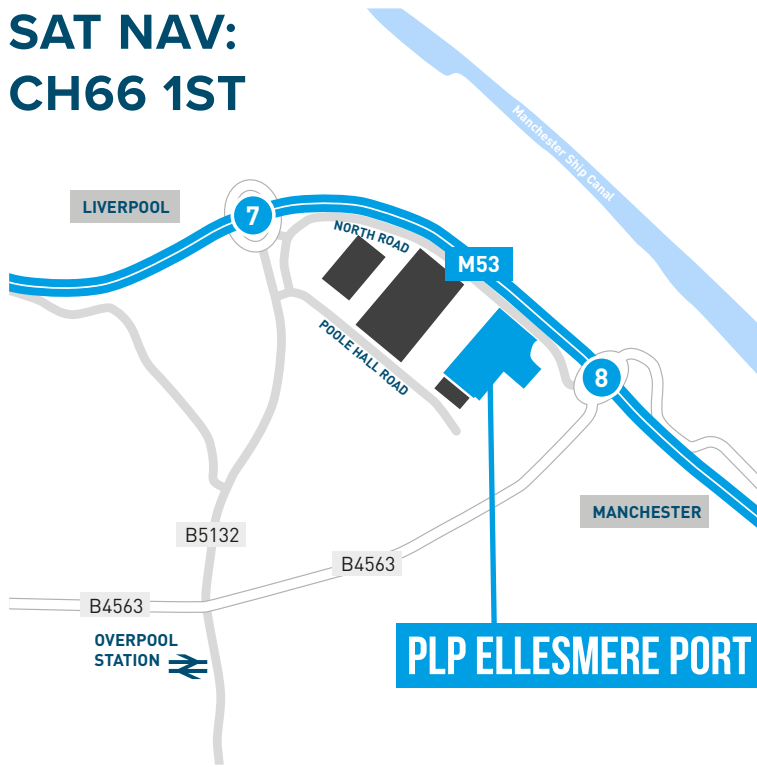


FLOOR LOADING 50KN/SQ M



\*indicative layout

## 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



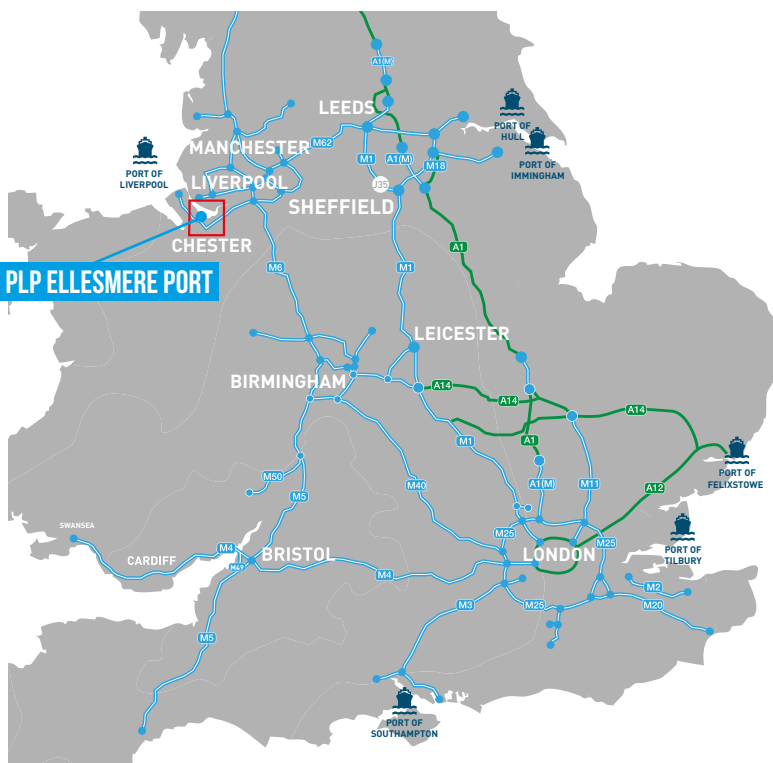
### AIR

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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