

# AVIATOR 200

J6 M53 • ELLESMERE PORT • CH65 1BL

A HIGH QUALITY NEW INDUSTRIAL/DISTRIBUTION UNIT

198,868 SQ FT



AVIATORPARK.CO.UK

## IN THE ZONE

Aviator Park, Ellesmere Port, benefits from Enterprise Zone status, whereby occupiers can claim 100% Enhanced Capital Allowances against qualifying plant and expenditure in their first year of occupation up to 2024.



< LIVERPOOL 18 MILES  
WARRINGTON 22 MILES  
J20/M6 23 MILES

DEESIDE / NORTH WALES >



# AVIATOR PARK

Aviator Park is a new build two unit development set within a prime North West industrial and logistics location. Aviator 80 has been let to Gwynedd Shipping. Aviator 200 is ready for immediate occupation.

# AVIATOR 200

198,868 SQ FT



18 CAR CHARGING SPACES



1.5 MVA POWER SUPPLY



15.5M CLEAR INTERNAL HEIGHT



75 METRE YARD DEPTH



24 LOADING DOORS



3 LEVEL ACCESS DOORS



38 TRAILER PARKING SPACES



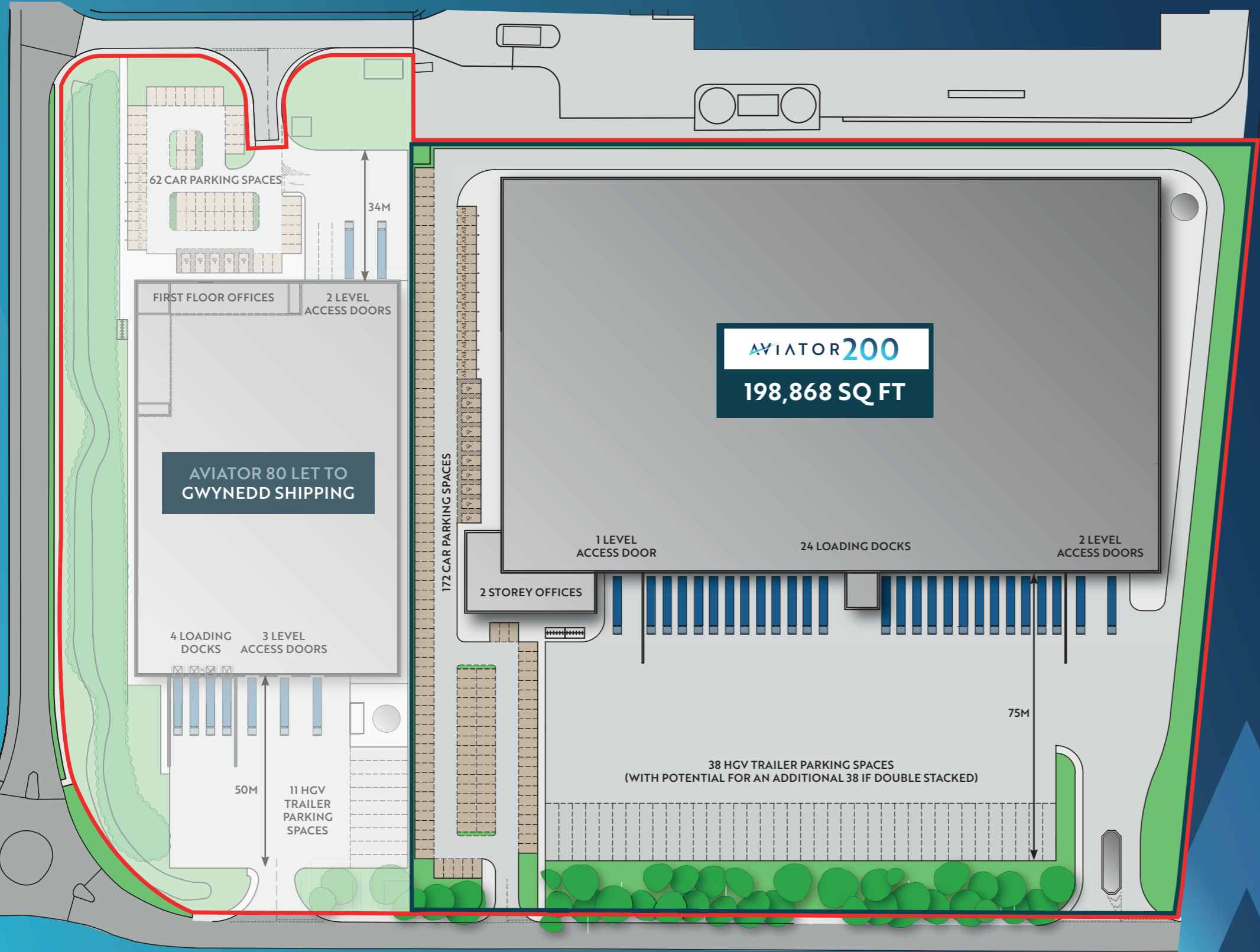
172 CAR PARKING SPACES



10% ROOF LIGHTS

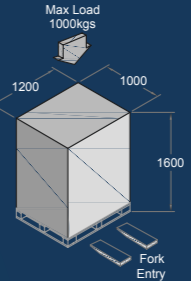


# A NEW INDUSTRIAL/DISTRIBUTION UNIT AVAILABLE NOW



AVIATOR 200	SQ M	SQ FT
Warehouse	17,449	187,819
2 storey office	875.7	9,426
2 storey hub office	150.8	1,623
<b>Total size (GIA)</b>	<b>18,475.5</b>	<b>198,868</b>

- 172 Car Parking spaces (including 10 accessible spaces)
- 18 EV Charging Points
- 24 Cycle Spaces
- 38 HGV Trailer Parking Spaces (with potential for an additional 38 if double stacked)
- 75m Service Yard depth
- 24 Loading Docks
- 3 Level access doors
- 15.5m Clear internal height
- 10% Rooflights
- 50KN Warehouse Floor Loading
- 1.5 MVA Power Supply



Wide Aisle Pallet Count - 24,932  
VNA Pallet Count - 39,168

# LOCAL WORKFORCE

Aviator Park is located within a strong and skilled labour catchment area, perfect for new businesses.

**86.2%**  
ECONOMICALLY ACTIVE  
IN ELLESMERE PORT\*

**79.1%**  
ECONOMICALLY ACTIVE  
IN GREAT BRITAIN

**80%**  
NVQ2 (AND ABOVE)  
IN ELLESMERE PORT\*

**78.2%**  
NVQ2 (AND ABOVE)  
IN GREAT BRITAIN

**£14.32**  
HOURLY PAY  
IN CHESHIRE WEST\*

**£15.17**  
HOURLY PAY  
IN GREAT BRITAIN

**1.2 MILLION**  
HOUSEHOLDS WITHIN A 30 MILE RADIUS^

\* Source: Nomis 2020   ^ Source: leafletdrop.co.uk



## LOCAL AMENITIES

**COSTA**     *David Lloyd*  
— CLUBS —

Cheshire Oaks  
**Designer Outlet**  
A McArthurGlen Property

17  
**GREENE KING**  
BURY ST EDMUNDS

**CO OP**



#### MOTORWAYS

J6 / M53	0.8 miles	2 mins
J15 / M56	5.4 miles	8 mins
J20 / M6	23 miles	25 mins

#### CITIES

Chester	11 miles	21 mins
Liverpool	18 miles	26 mins
Warrington	22 miles	33 mins
Manchester	41 miles	59 mins
Stoke-on-Trent	54 miles	1 hr 3 mins

#### AIRPORTS

Manchester Airport	33 miles	35 mins
Liverpool Airport	19 miles	51 mins
East Midlands Airport	101 miles	1 hr 49 mins

#### SEA PORTS

Liverpool Port	15 miles	35 mins
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Source: Google Maps

# AVIATOR PARK

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What3Words: ///fired.senior.boots



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A DEVELOPMENT BY



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