

www.peelports.com



More than Ports



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PortCheshire

Sat Nav: CH65 1BA



A high quality build to suit development opportunity
for industrial and warehouse buildings of up to
1,000,000 sq ft on a site of 75 acres

PortCheshire

Peel Ports.

More than Ports.

At Peel Ports Group we're an ideal example of the whole being more than the sum of the individual parts. We're not merely a collection of ports with superior infrastructure, facilities and services... we're a unique, innovative network. At the top of our game and at the leading edge of transport, handling facilities and thinking.

Our strategic port locations and our diverse commodity expertise mean that we not only offer the best solution for importing and exporting goods, but we also provide the quickest and most efficient routes to market.

The development of property and assets both on and near our ports is at the core of our strategic thinking. With sites available throughout the UK we can help you to maximise the efficiency of your supply chain.

We have extensive estates in Glasgow, Liverpool, Manchester, Heysham and the South-East. Working with a variety of local authorities, we bring investment, employment and a future to the regions. We see the small picture...and the big one.

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PortCheshire



Peel Logistics

Peel Ports, as part of the Peel Group, is able to offer a portfolio of 66 sites across the UK through the Peel Logistics vehicle.

Peel Logistics brings to the market, on an unprecedented scale, 6,000 acres of land. These sites can offer up to 60 million sq ft of built space in units from 10,000 sq ft to 1 million sq ft in a single building.



Logistics

www.peellogistics.com

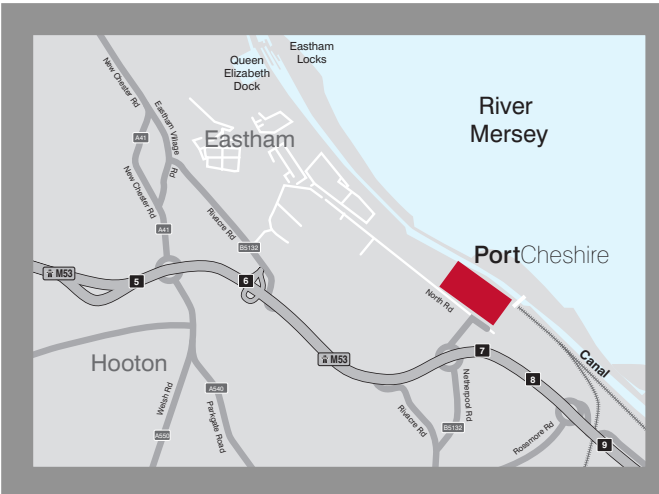
Site Location - Sea, Road & Rail

Port Cheshire is located within a few hundred yards of junction 7 of the M53 motorway, and benefits from excellent transport connections to road, rail, air and water.

Ellesmere Port has a catchment area of 10 million people within a 1-hour radius. It has a long history of industrial use and as such benefits from a skilled workforce.



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Estimated times and distances by road

Chester	10 miles	20 mins
Port of Liverpool	22 miles	35 mins
Liverpool	19 miles	25 mins
Warrington	22 miles	30 mins
Liverpool Airport	24 miles	30 mins
Manchester Airport	33 miles	35 mins
Manchester	40 miles	50 mins
Birmingham	96 miles	1 hrs 45 mins
London	208 miles	3 hrs 50 mins
Glasgow	238 miles	3 hrs 50 mins

Connectivity

Ellesmere Port benefits from excellent transport links, being located adjacent to the M53, which joins the M56 to the South, providing connections to the M6 motorway to the east. There are regular train services which connect Ellesmere Port Station to both Chester and Liverpool city centres. Manchester International Airport is located approximately 33 miles to the east and Liverpool John Lennon Airport is located approximately 24 miles away. Ellesmere Port is situated on the Estuary of the River Mersey and adjacent to the Manchester Ship Canal, which joins the River Mersey a short distance to the north at Eastham Docks and provides a 36-mile navigable link to Manchester, handling over 6 million tonnes of freight per year. The Port of Liverpool offers a range of port facilities, handling more than 33 million tonnes of cargo and 15,000 ship movements a year, making it one of Britain's largest ports.



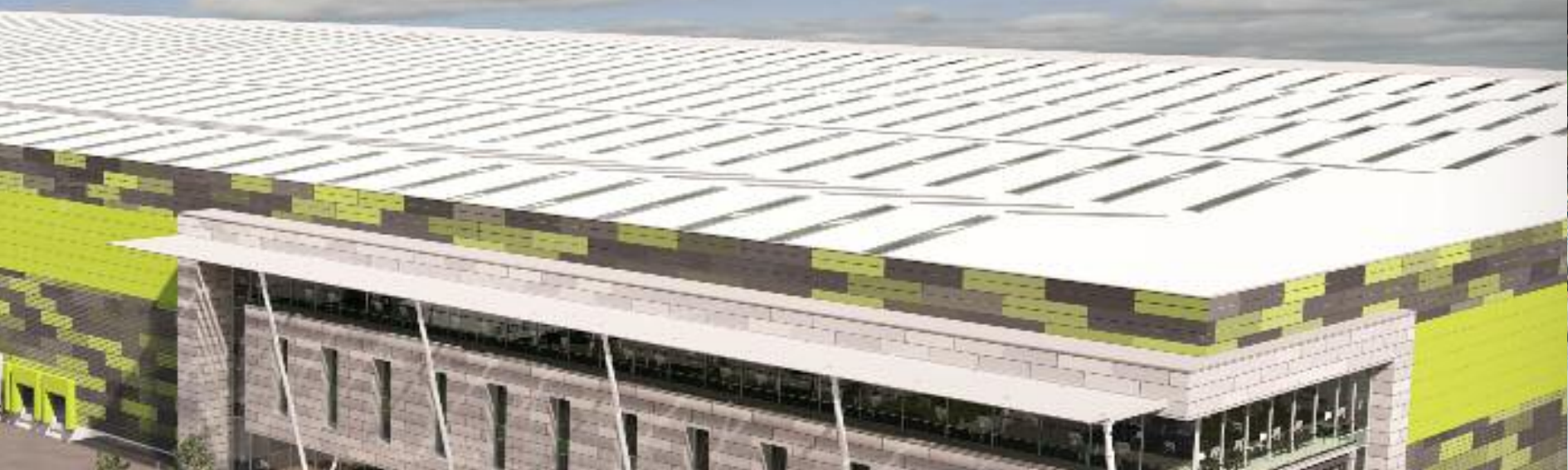
Developer & Professional Team

Port Cheshire is a strategic site owned exclusively by Peel Ports.

Peel Ports own and operate a unique network of strategically situated ports, terminals, hubs and shipping lines that provide a connected logistics network throughout the UK and Ireland. The Group has asset value in excess of £6 billion and a current investment programme of over £1 billion.

Peel Ports are able to deliver new buildings at Port Cheshire largely with an in-house professional team supplemented by specialist Architects AEW, who have extensive experience in the Logistics sector

Port Cheshire | 75-acre (30.35 ha) development site for a multimodal port hub



THE OPPORTUNITY

Port Cheshire is a 75-acre site that offers a true multimodal development opportunity with road, rail and sea access. The development is part of the wider Peel Ports plans for the Port of Liverpool and the Manchester Ship canal, and is capable of accommodating a new warehouse or industrial facility of up to 1,000,000 sq ft.

The site occupies a strategic location within Cheshire and provides easy access to Chester, Liverpool, North Wales and the wider North West region. Major occupiers in the area are General Motors, Essar Energy, Bank of America, Airbus and Nynas.

Over the last 5 years there has been considerable development activity in Ellesmere Port, with new logistics facilities constructed for Interserve, Regatta, Scania and Prowell. Ellesmere Port is now an assisted area, which gives access to UK and European grants



THE MASTERPLAN

A master plan has been prepared for Port Cheshire, demonstrating various development scenarios on the site. The layouts shown are indicative of the style and layout of development.

Bespoke plans to meet your precise requirements would be prepared by the Professional Team.

Adjacent to the CHP Power Plant and within close proximity of junction 7 of the M53

Significant power available – Further details upon request

PortCheshire

Option One - Proposed Site Plan



Port Cheshire – Features

A true multimodal development opportunity with road, rail and sea access.

- Capable of development as a single unit of 1,000,000 sq ft or a number of buildings from 100,000 sq ft
- Build to suit opportunities
- Opportunities for hard standing, automotive, liquids or bulk storage
- Within a few hundred yards of junction 7 of the M53 motorway
- Immediate links to the Port of Liverpool and Manchester Ship Canal
- Ability to utilise the Peel Ports, container shuttle service
- Existing berthing facilities on site
- Existing rail lines and national connection on site
- Detailed planning consent in place
- Flexible lease terms available

Planning consent

The site has a detailed planning consent in place for development of up to 1,000,000 sq ft. Peel Ports is confident that they are able to deliver new buildings within a 9-12 month window.

PortCheshire

Option Two - Proposed Site Plan

