

Vauxhall

PortCheshire

J7
M53

PortCheshire

Sat Nav: CH65 1BA



75-acre high profile multi-modal industrial development site

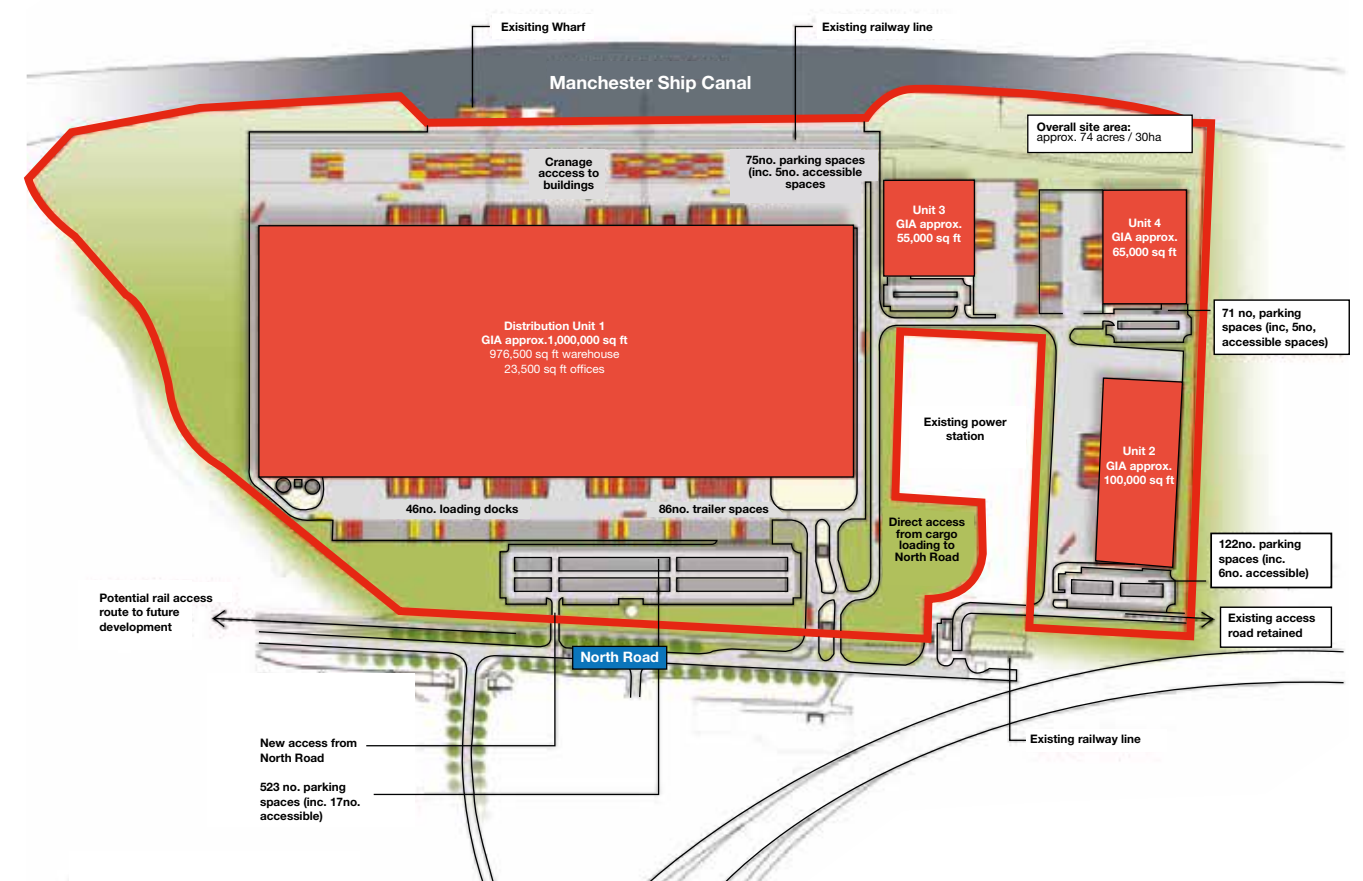
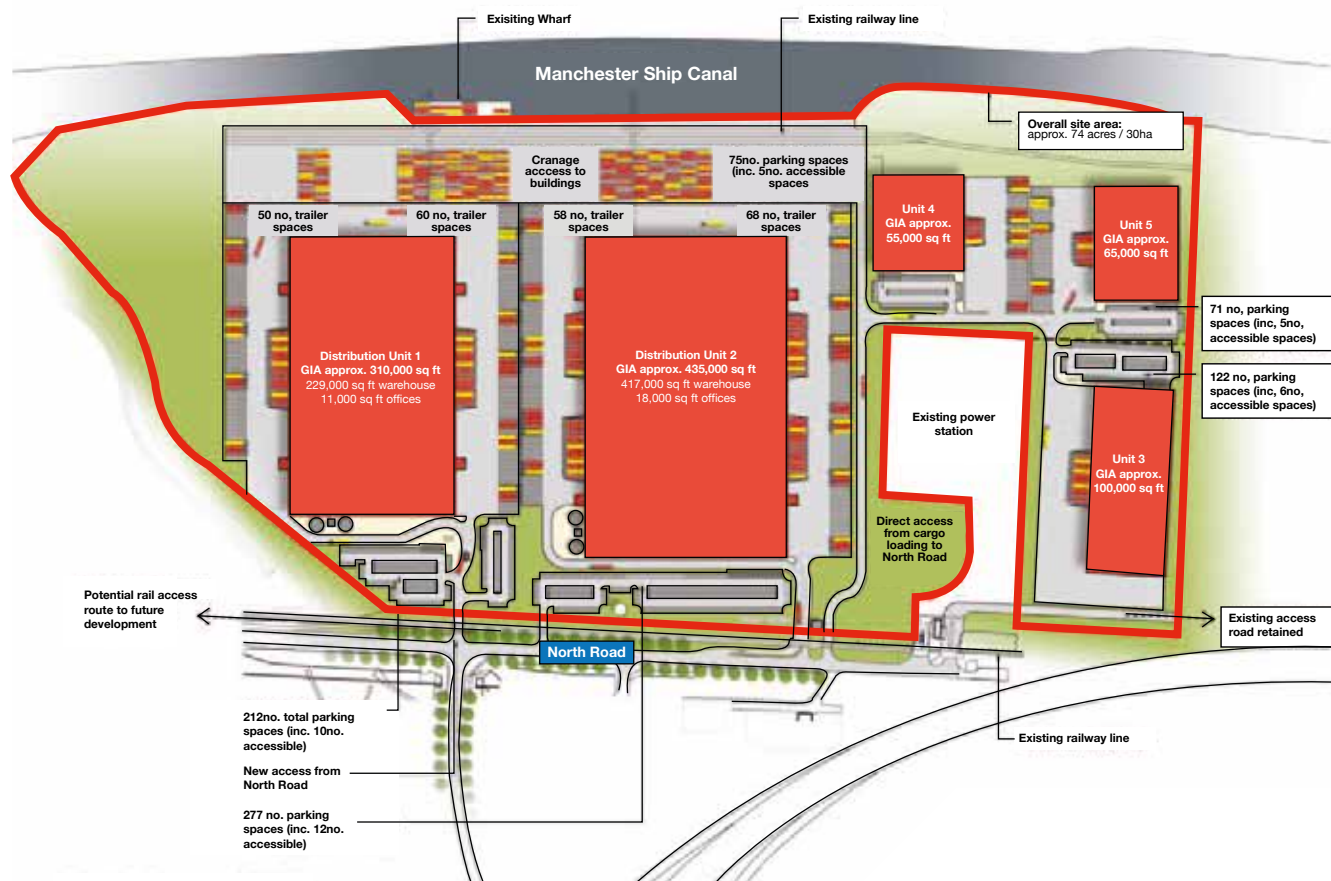
- Industrial Units Up To 1m sq ft
- Land Plots from 5 – 75 Acres
- Distribution, Manufacturing or Open Storage
- Design & Build or Land Sales
- Leasehold or Freehold

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- **Full multi-modal site**
- **Road** - On Junction 7, M53 motorway
- **Rail** - Direct rail link into site
- **Sea** - Direct operational berth from Manchester Ship Canal
- **Air** - 45 mins drive from Liverpool and Manchester Airports



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Option 1 Proposed Master Plan

Option 2 Proposed Master Plan

Units from **55,000 sq ft** to **435,000 sq ft**

Single unit of up to **1,000,000 sq ft**. SME units **55,000** to **100,000 sq ft**

Maximum benefits of Port Cheshire

MAX SIZE	Only consented site in North West that can accommodate a single unit of 1m sq ft
MAX CONNECTIVITY	Only true multi-modal site in North West on motorway junction plus direct rail link and shipping berth
MAX UTILITIES	Significant gas, water, drainage and electric supplies into site from previous use
MAX USES	Suitable for distribution, manufacturing, processing or open storage
MAX DELIVERABILITY	Special Port planning allocation to allow immediate development on site for specific uses
MAX LABOUR SUPPLY	1.9m million working population within 30-45 mins drive
MAX FLEXIBILITY	Design and build, plot sales, leasehold, freehold



Connectivity



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

Port Cheshire (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 Port Cheshire (Ellesmere Port Station) to both Chester and Liverpool City centre. Manchester International Airport is located approximately 33 miles to the east and Liverpool John Lennon Airport is located approximately 24 miles away.

Port Cheshire (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. It 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.



Jon Thorne
 T: 01925 320 520
 M: 07738 735 632
 E: jon@b8re.com



Richard Johnson
 T: 0161 238 7416
 M: 07980 837328
 E: Richard.Johnson@eu.jll.com