



PLP

ELLESMERE PORT



NEW LOGISTICS / INDUSTRIAL UNIT TO LET 138,612 SQ FT

UNIT 2 IMMEDIATELY AVAILABLE
PIONEER POINT BUSINESS PARK, ELLESMERE PORT, CH66 1ST

plproperty.com/plp-ellesmere-port



**BREEAM
EXCELLENT
RATING**





PORT SUNLIGHT

LIVERPOOL CITY CENTRE



PORT OF LIVERPOOL

STELLANTIS

VAUXHALL

ELLESMERE PORT PLANT

PLP ELLESMERE PORT

LIVERPOOL

STELLANTIS

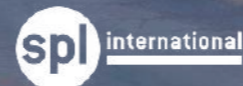


Honeywell

REGATTA

PORT CHESHIRE

safestore



PERSIMMON NEW RESIDENTIAL

M53

J7

UNIT 1 LET TO BARGAIN MAX

UNIT 2 138,612 SQ FT

MANCHESTER SHIP CANAL

IMMEDIATE ACCESS TO M53 J8



MANCHESTER - M6

J8



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 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



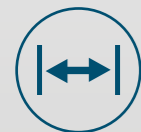
12.5M HAUNCH HEIGHT



14 DOCK LEVEL LOADING DOORS



4 LEVEL ACCESS LOADING DOORS



50M SECURE YARD



HIGH QUALITY OFFICE ACCOMMODATION
(CAPABLE OF EXPANSION WITH A
SECOND FLOOR)



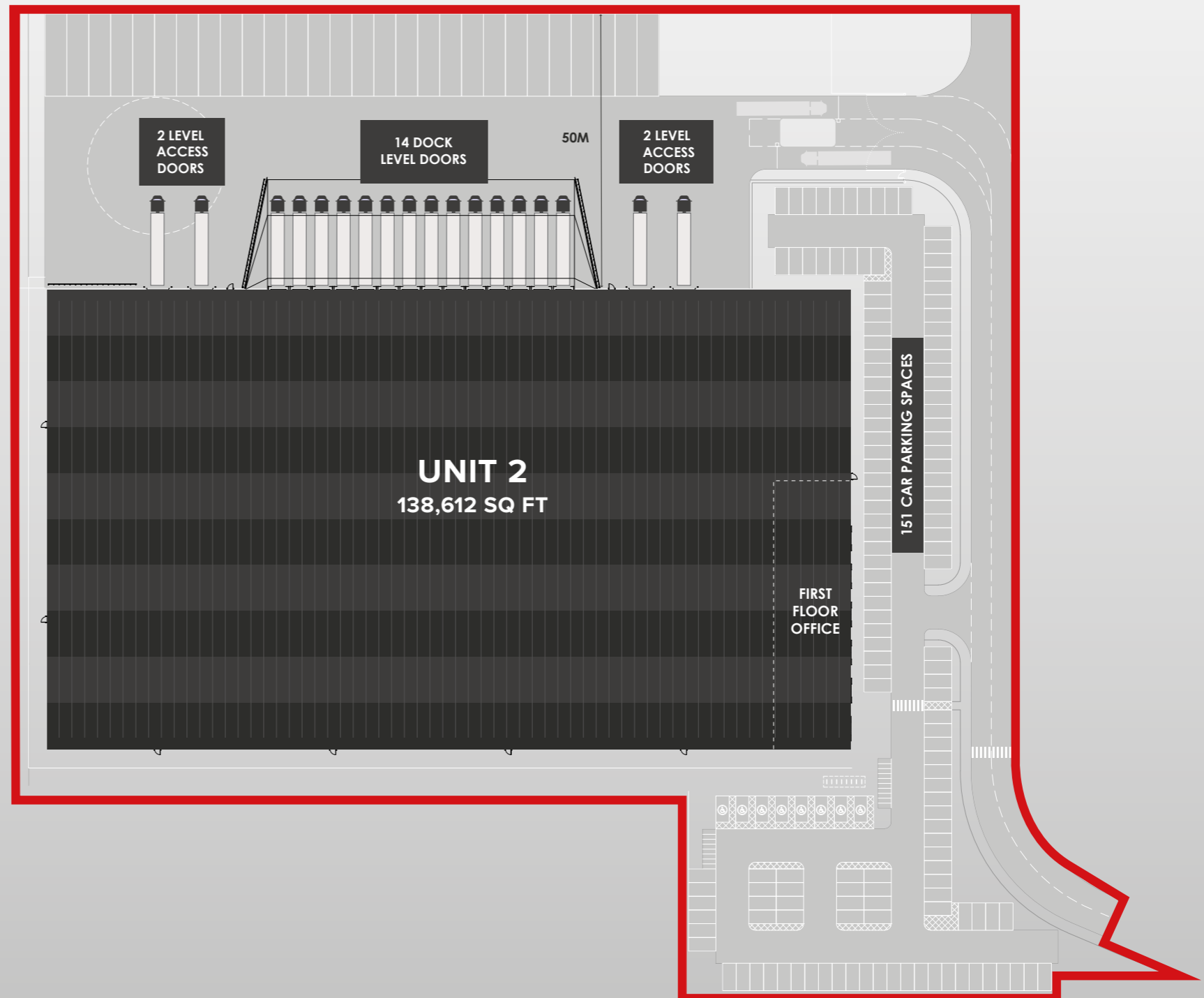
151 CAR PARKING SPACES



28 HGV PARKING SPACES



FLOOR LOADING 50KN/SQ M



*indicative layout



Calculate the import duties based in the value of inputs or finished goods



Duty Exemption for Re-exports



Benefit from duty and Vat suspension until they enter the UK domestic market



Import goods to a Freeport customs site with simplified customs documentation



Ability to add value before exporting goods again



Store or manufacture goods, using imported goods



J8

M53

FREEPORTS BENEFIT

UNLEASH YOUR BUSINESS POTENTIAL

FREEPORTS WERE CONCEIVED TO CONFER SPECIAL BENEFITS TO THOSE WITHIN THEIR BOUNDARIES – FOSTERING A DESIRABLE ENVIRONMENT IN WHICH TO OPERATE AND ENCOURAGE INVESTMENT.

LIVERPOOL CITY FREEPORT ZONE

Unit 2 PLP Ellesmere Port sits within the Liverpool City Region Freeport zone and, therefore, eligible businesses may be able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of duty suspension, duty exemption on re-exports and flexibility on how duty is calculated, as well as simplified customs procedures to import, export, store or process goods and streamlined processes for bringing goods into and moving goods between customs sites.

A Freeport customs site (also known as a 'free zone') is a secure, enclosed customs zone where some normal tax customs rules do not apply.

Additional benefits include:

No time limits for storing goods

Unlike temporary storage, where the maximum storage is 90 days.

All covered by a single authorisation

Meaning less contact with HMRC.

Declaration by conduct

Ability to move from another special procedure to the Freeport procedure using declaration by conduct.

Simplified Declaration

Authorised businesses can import certain goods to a Freeport customs site with simplified customs documentation. A customs site can't be used as a first point of presentation of goods brought into the UK.

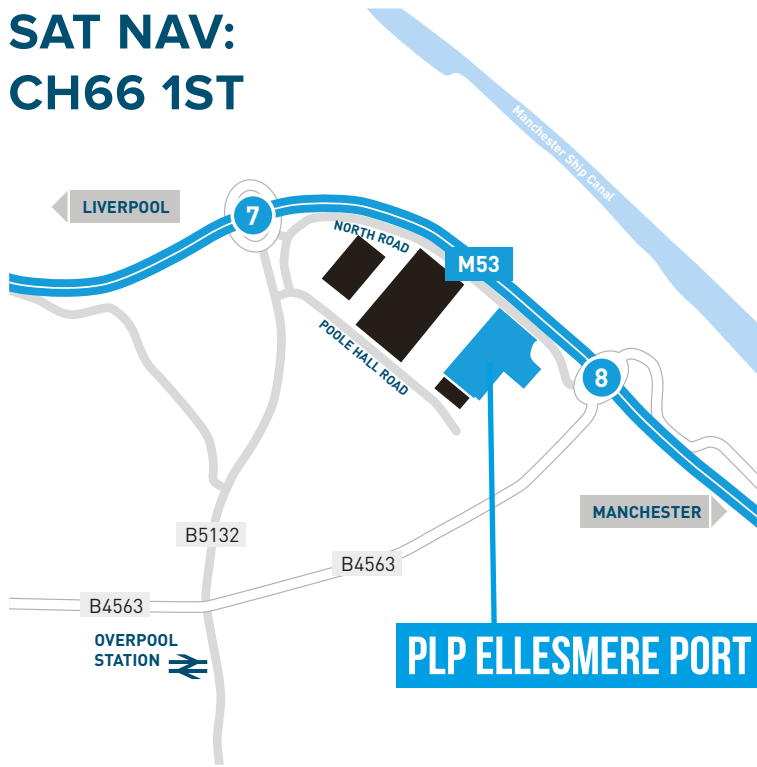
Processing Goods

Domestic goods can also be held in a customs site and used in any processing activity. Authorised businesses operating inside the Freeport customs site can store or manufacture goods, using imported goods. By doing this, they can add value before exporting them again and, where certain conditions are met, they won't need to pay import duties. Where goods are declared to free circulation in the UK, relevant duties must be paid before they are released from the customs site.

Authorised businesses

Can utilise the benefits of a CSO. Businesses will need to apply to gain approval from the CSO and HMRC.

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



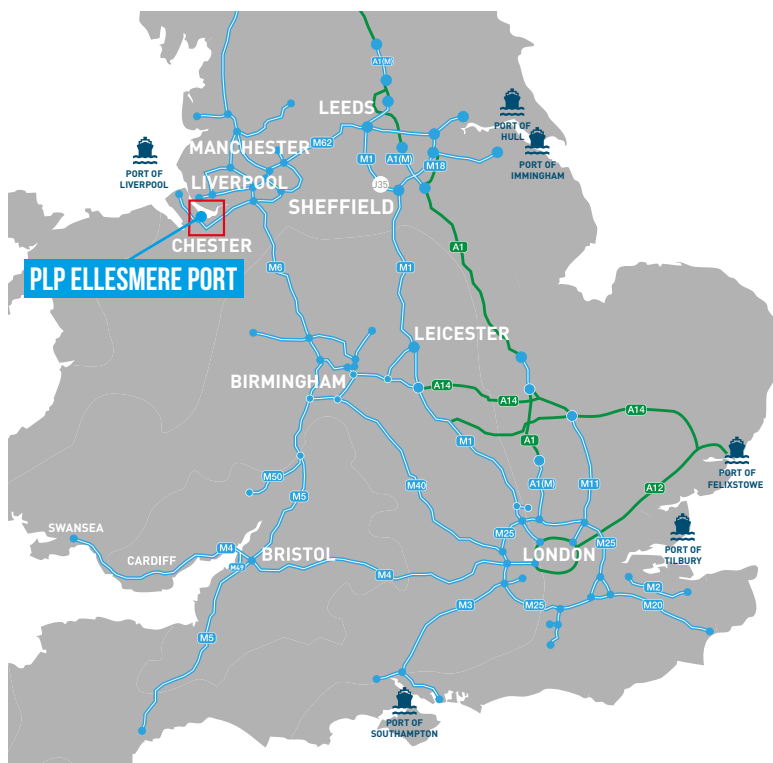
AIR

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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