

# PLP ELLESMERE PORT



## AVAILABLE APRIL 2021

## 90,000 SQ FT & 138,000 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



PERSIMMON  
NEW RESIDENTIAL

CDP  
MARSHALLS

SMALL UNIT  
INDUSTRIAL SCHEME

LIVERPOOL

M53

J7

REGATTA

COSTA

GREENE KING  
GREEN OAK FARM

UNIT 1  
90,000 SQ FT

UNIT 2  
138,000 SQ FT

MANCHESTER SHIP CANAL

J8

# IMMEDIATE ACCESS TO M53 J8



HGV COMPLIANT  
PETROL FILING STATION

MANCHESTER - M6

M53

J7

Honeywell

REGATTA

UNIT 2  
138,000 SQ FT

UNIT 1  
90,000 SQ FT

CDP  
MARSHALLS

J8



# INVESTING IN SUSTAINABLE PROPERTY



BREEAM  
EXCELLENT  
RATING



EPC A  
RATING



VRV HEATING  
AND COOLING  
SYSTEM TO  
OFFICES



EACH UNIT FITTED  
WITH A DUAL 25 KW  
DC RAPID CHARGER



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

# 90,000 SQ FT AND 138,000 SQ FT

| UNIT 1       | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| WAREHOUSE    | 85,000        | 7,897        |
| OFFICE       | 5,000         | 464          |
| <b>TOTAL</b> | <b>90,000</b> | <b>8,361</b> |

| UNIT 2       | SQ FT          | SQ M          |
|--------------|----------------|---------------|
| WAREHOUSE    | 131,000        | 12,170        |
| OFFICE       | 7,000          | 650           |
| <b>TOTAL</b> | <b>138,000</b> | <b>12,820</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.



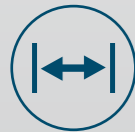
UNIT 1 – 12.5M HAUNCH HEIGHT  
UNIT 2 – 12.5M HAUNCH HEIGHT



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)



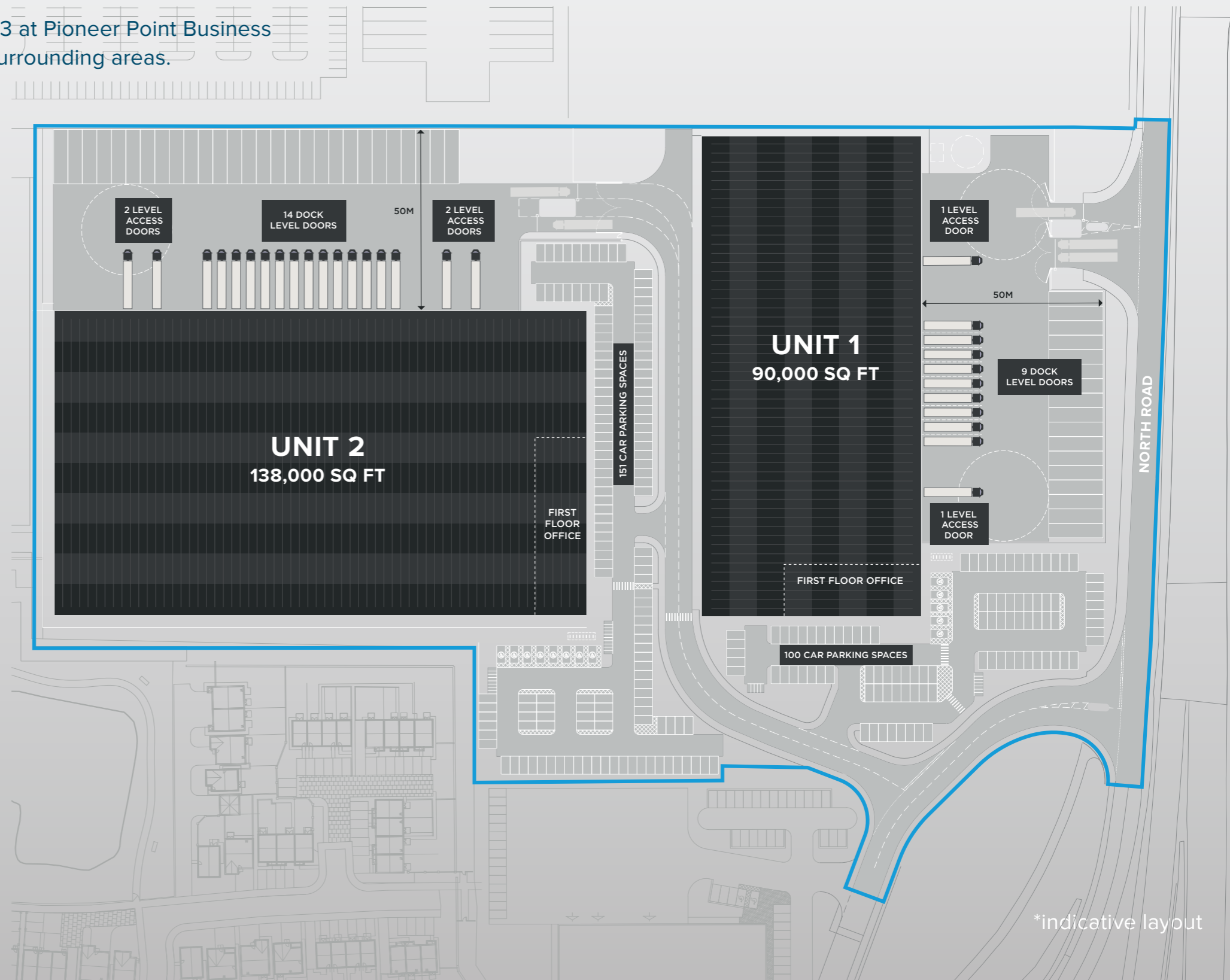
UNIT 1 – 100 CAR PARKING SPACES  
UNIT 2 – 151 CAR PARKING SPACES



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

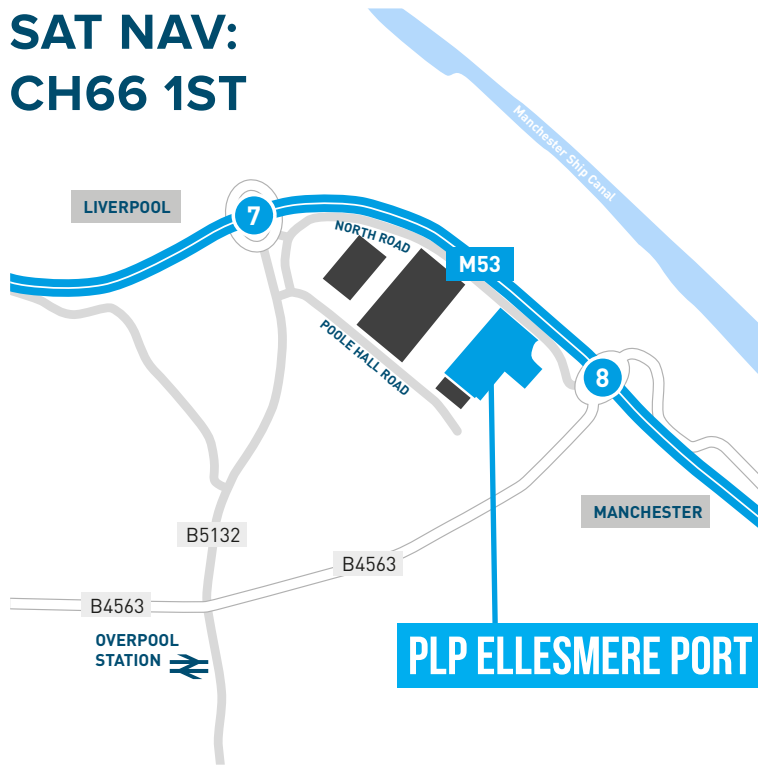


FLOOR LOADING 50KN/SQ M



\*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 |



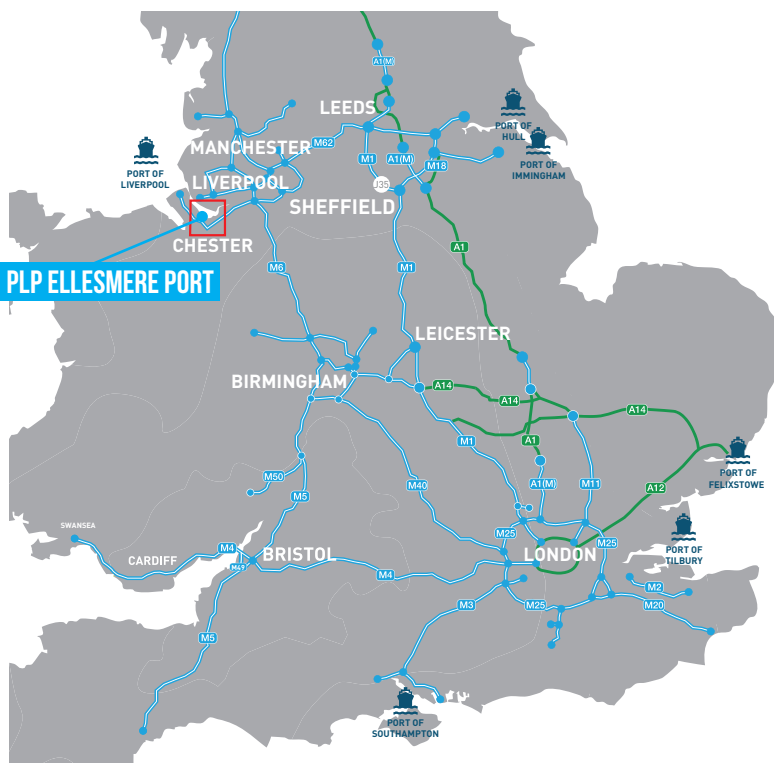
## AIR

|                        |          |
|------------------------|----------|
| 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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