



Key distances

Road	
Chester	8.7 miles (14km)
Liverpool	16.7 miles (26.9km)
Warrington	19.7 miles (31.7km)
Manchester	38.6 miles (62.1km)
Birmingham	93.1 miles (149.8km)
London	208.3 miles (335.2km)
Rail	
Widnes Rail Freight Terminal	18 miles (29km)
Water	
Port Bridgewater	2.0 miles (3.22km)
Port of Liverpool	18.5 miles (29.8km)
Air	
Liverpool John Lennon Airport	22.8 miles (36.7km)
Manchester Airport	29.7 miles (47.8km)

Sat nav: CH66 1ST



Peel Land & Property gives notice that: 1. These particulars do not constitute any part of any offer or contract. 2. The information contained within these particulars has been checked and is believed to be materially correct at the date of publication. 3. All descriptions, statements, dimensions, references, condition and necessary permissions for use and occupation or other details are given in good faith and believed to be correct but are made without responsibility and should not be relied upon as a representation of fact. Intending purchasers or tenants must satisfy themselves as to their accuracy before entering into any legal contract. 4. No warranty is given as to the condition of the Property or the condition or operation of any plant, machinery, equipment, services, fixtures and fittings referred to in these particulars. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT and any intending purchaser or tenant must satisfy themselves independently as to the liability for VAT in respect of any transactions. 6. The seller/landlord does not make or give and no person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Location

Pioneer Business Park is located between Junctions 7 & 8 of the M53 at Ellesmere Port. Ellesmere Port is considered an excellent logistics and distribution location with excellent multi-modal transport connections and has a catchment population of 15 million people within one hour's drive.

Procurement Options

Peel is able to offer land or buildings on the following basis:

- Sales of plots to end users or developers for committed development
- Leasing or sales of finished buildings to occupiers on a design and build basis

For full details on availability and terms please contact the joint letting agents.

Timing

Peel have a proven track record as a commercial developer and are confident that buildings can be delivered within 6 to 9 months of completion of legal formalities.

The Developer

Peel's extensive real estate assets consist of 9 million sq. ft. of investment property and 13,000 hectares of land throughout the UK, with concentrations in the North West of England, the Clyde, Yorkshire and the Medway. The breadth of our assets covers industrial premises, offices, 12 retail parks, 15 business parks, leisure venues, residential development and agricultural land. Plans for the next 20 years will deliver an additional 50 million sq. ft. of commercial space.

Peel Land & Property is a division of The Peel Group, one of the leading infrastructure, real estate and investment enterprises in the UK. Our diverse network of businesses ranges from ports to airports; land to leisure; media to hotels; wind farms to shopping centres, and a portfolio of investments in major public companies.

Further Information

To arrange a site inspection or to discuss the opportunities in more detail then please contact the agents.



FOR SALE/TO LET

Industrial
Distribution
Offices
Car Showroom
Retail
Leisure



The fastest growing business park in Cheshire...

www.pioneerbusinesspark.co.uk

PEEL LAND & PROPERTY

www.peel.co.uk

PEEL LAND & PROPERTY

Pioneer Business Park is a 70 acre Business Park located immediately adjacent to Junctions 7 & 8 of the M53 at Ellesmere Port and benefits from an excellent communications network being served by a multimodal transport network of road, rail and sea.

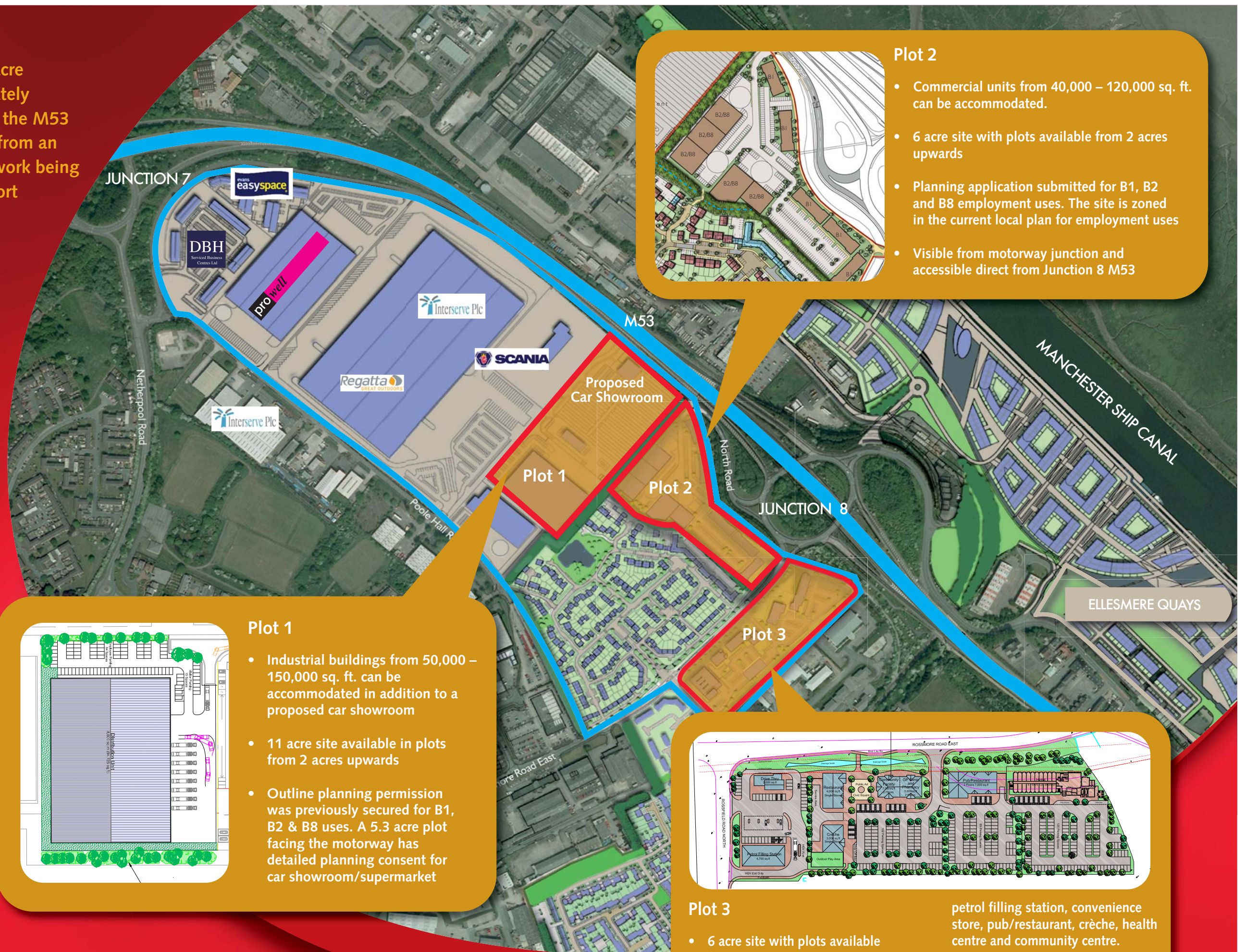
Being strategically located within Cheshire, businesses located in Ellesmere Port benefit from easy access to Chester, North Wales, Liverpool and the M6 at Warrington. Major occupiers in the area include GM Motors, ESSAR Energy, Airbus, Bank of America, Kemira, Nynas and Aldi.

Over the last five years there has been considerable development at Pioneer Business Park with major occupiers now on the park including Interserve, Regatta, Scania, ProWell, DBH Serviced Business Centre Ltd, Evans EasySpace and SPL International. There is also a significant residential development in the area with Phases 1 & 2 of Rossfield Park underway just off Junction 8 of the M53 and the proposed Ellesmere Quays scheme on the waterfront.

The Opportunities

As part of their on-going commitment to Ellesmere Port, Peel is able to offer commercial development opportunities on 3 separate plots at Pioneer Business Park.

www.pioneerbusinesspark.co.uk



Plot 2

- Commercial units from 40,000 – 120,000 sq. ft. can be accommodated.
- 6 acre site with plots available from 2 acres upwards
- Planning application submitted for B1, B2 and B8 employment uses. The site is zoned in the current local plan for employment uses
- Visible from motorway junction and accessible direct from Junction 8 M53

Plot 1

- Industrial buildings from 50,000 – 150,000 sq. ft. can be accommodated in addition to a proposed car showroom
- 11 acre site available in plots from 2 acres upwards
- Outline planning permission was previously secured for B1, B2 & B8 uses. A 5.3 acre plot facing the motorway has detailed planning consent for car showroom/supermarket

Plot 3

- 6 acre site with plots available from 1 acre upwards
- Outline planning permission granted for fast food outlet, a hotel, car showroom and also suitable for petrol filling station, convenience store, pub/restaurant, crèche, health centre and community centre.
- Plot fronts a busy thoroughfare close to residential and commercial areas

The fastest growing business park in Cheshire...