



Business Parks

Development Land

5.19 acres

All Enquiries



5.19 ACRES



PIONEER
Business Park



PIONEER

Business Park

— Excellent transport links

— Accommodate development of 60,000 sq ft

— On Junction 7/8 of M53 Motorway

Pioneer Business Park is conveniently located between Junctions 7 & 8 of the M53 at Ellesmere Port in Cheshire and is visible from the motorway. Ellesmere Port is considered an excellent logistics and distribution location with excellent multi-modal transport connections. It is within close proximity to not just the motorway but also Manchester Ship Canal / Port / Rail facilities at Ellesmere Port. The subject site comprises approximately 4 acres. It provides the opportunity to develop a small unit industrial scheme totalling 60,000 sq ft.

Peel will consider selling the land outright or may consider a joint venture with a suitable funding / development partner to speculatively develop out a small unit industrial scheme – see the indicative scheme below which shows a terrace of 6 units ranging from 5,150 to 6,175 sq ft and a stand-alone building of 25,000 sq ft.



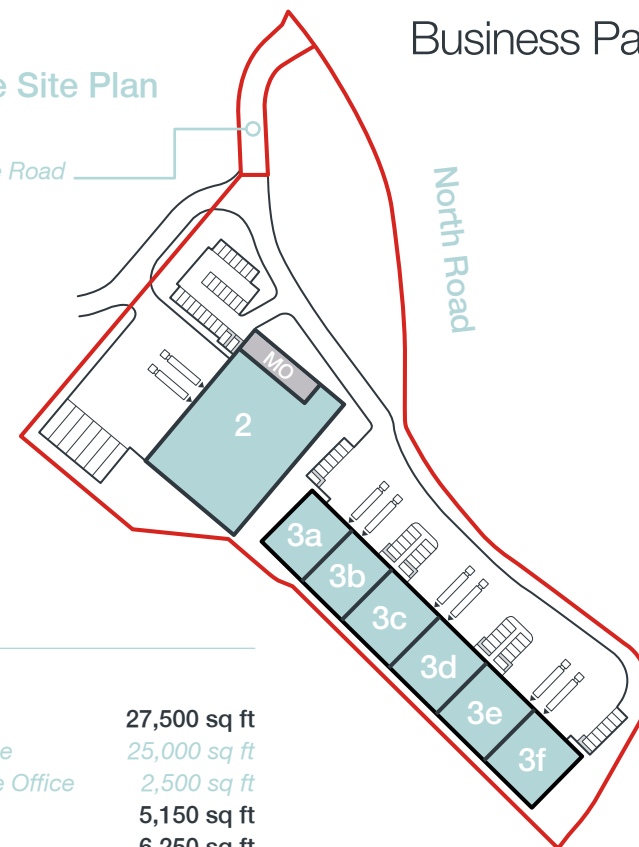
Sat Nav
CH65 1AQ

Drive Distances

Liverpool	18 miles
Manchester	42 miles
Preston	56 miles
Leeds	82 miles
Birmingham	83 miles
London	217 miles

Indicative Site Plan

Shared Estate Road



Unit 2	27,500 sq ft
Warehouse	25,000 sq ft
Mezzanine Office	2,500 sq ft
Unit 3a & 3b	5,150 sq ft
Unit 3c – 3f	6,250 sq ft



Business Parks

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