

# 210 PIONEER

Goodman<sup>+</sup>

High bay warehouse /  
distribution facility

19,688 sq m (211,921 sq ft)



**FOR SALE / TO LET**

J7/8 M53, Pioneer Business Park,  
Ellesmere Port, CH65 1AQ





# Overview

Located on Pioneer Business Park, Pioneer 210 is a 211,921 sq ft cross-docked, high bay warehouse / distribution facility available for sale or to let.

As an established distribution location, neighbouring occupiers include Regatta, Scania and SPL International, with Ellesmere Port home to international brands such as DHL, GM Vauxhall, Essar Energy, Pro-Well and EA Technology.

Summary	Area (sq m)	Area (sq ft)
Warehouse	19,229	206,977
Ground floor office	253	2,722
First floor office	206	2,222
Total	19,688	211,921

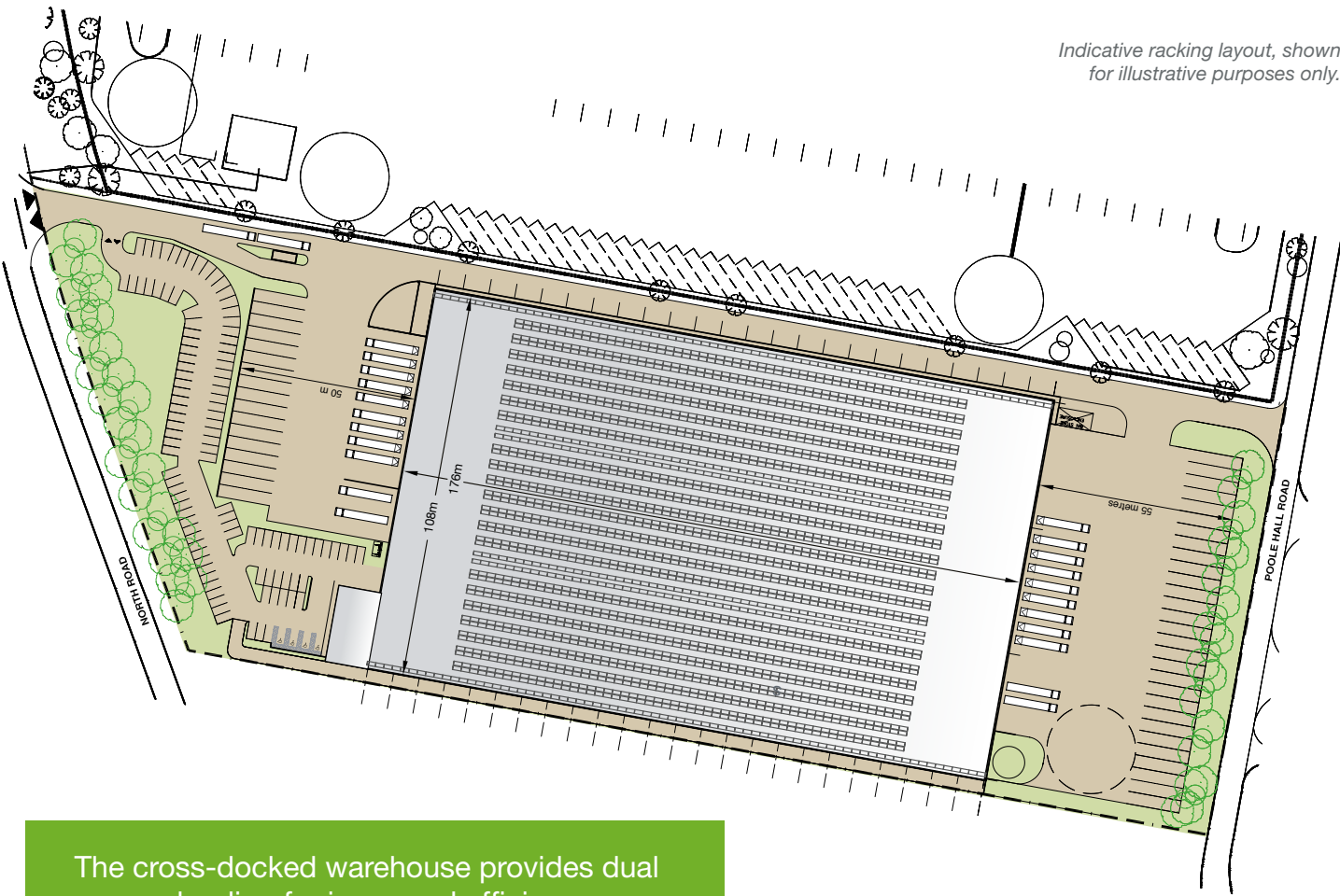


Indicative warehouse space - post refurbishment

## Specification+

-  15m eaves height
-  18 docks / 4 level access doors
-  2 service yards up to 55m in depth
-  50kN/m<sup>2</sup> floor loading
-  1000 kVA
-  46 lorry parking spaces
-  Self-contained site with gatehouse
-  To be comprehensively refurbished
-  Available Summer 2019
-  Dual access loading

## Site plan



The cross-docked warehouse provides dual access loading for increased efficiency.



# Location

Pioneer 210 benefits from excellent connectivity, located immediately adjacent to Junction 7 of the M53 and only five miles from the M53/M56 intersection, providing fast access to the regional motorway network.

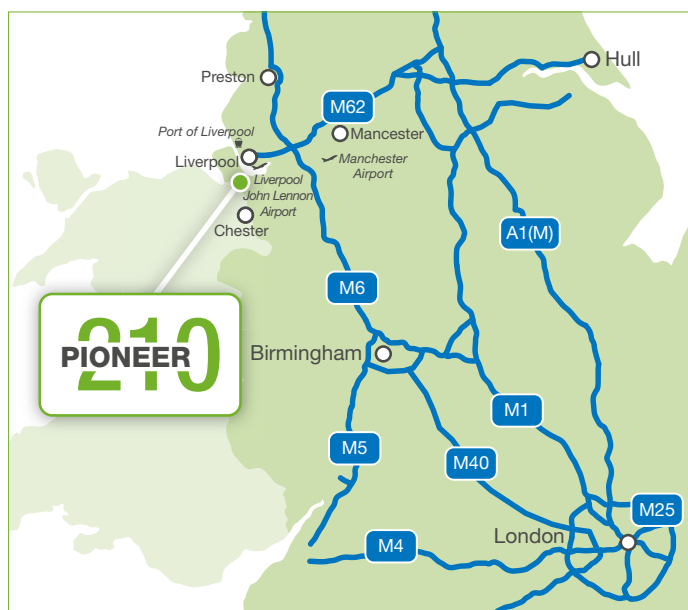
Liverpool's John Lennon Airport and Manchester Airport can be reached in under an hour, while the Port of Liverpool is accessible within a 22-mile drive and includes one of the country's best-equipped and connected shipping terminals.

Population within a  
two-hour drivetime  
**13.9 million**

Population within a  
three-hour drivetime  
**23.1 million**

Population within a  
four-hour drivetime  
**38.1 million**

Source: Esri, 2017



## Roads

Destination	Distance	HGV drivetime
M53/M56	5 miles	5 mins
Chester	11 miles	26 mins
M6/M56 intersection	22 miles	36 mins
Liverpool	20 miles	45 minutes
Manchester	39 miles	1 hr 14 mins
Birmingham	86 miles	2 hrs 56 mins
London	201 miles	5 hrs 47 mins

Source: Freight Journey Planner



Access to the property is available via North Road, which connects J7 and J8 of the M53, and Poole Hall Road.

## Ports and airports

Location	Distance	HGV drivetime
Port of Liverpool	21.1 miles	48 mins
Liverpool John Lennon Airport	24.8 miles	50 mins
Manchester Airport	33.2 miles	56 mins

Source: Freight Journey Planner

## Tenure

The building is available on a Freehold or Leasehold basis.

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These particulars are believed to be correct at publication date (November 2018), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.