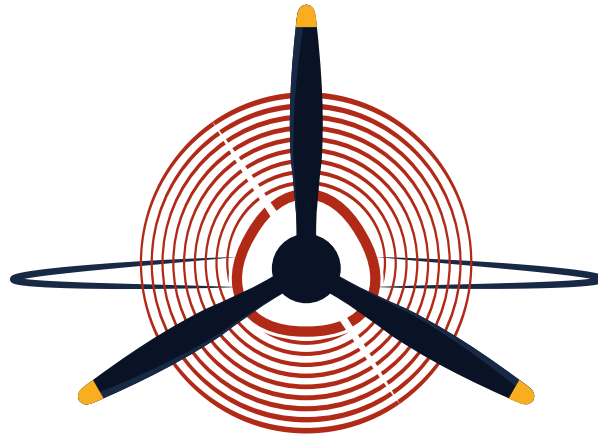


**100%**  
ENHANCED  
CAPITAL ALLOWANCES



# AVIATOR

Hooton Business Park



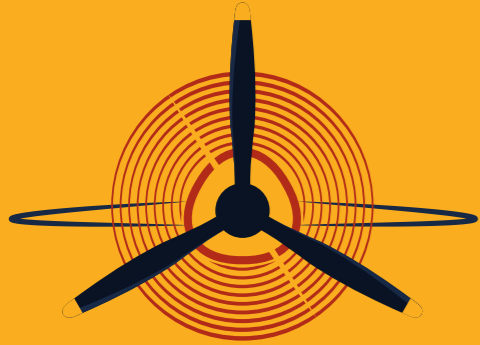
## TO LET/FOR SALE

### AVIATOR

**North Road, Ellesmere Port, Cheshire, CH65 1BL**

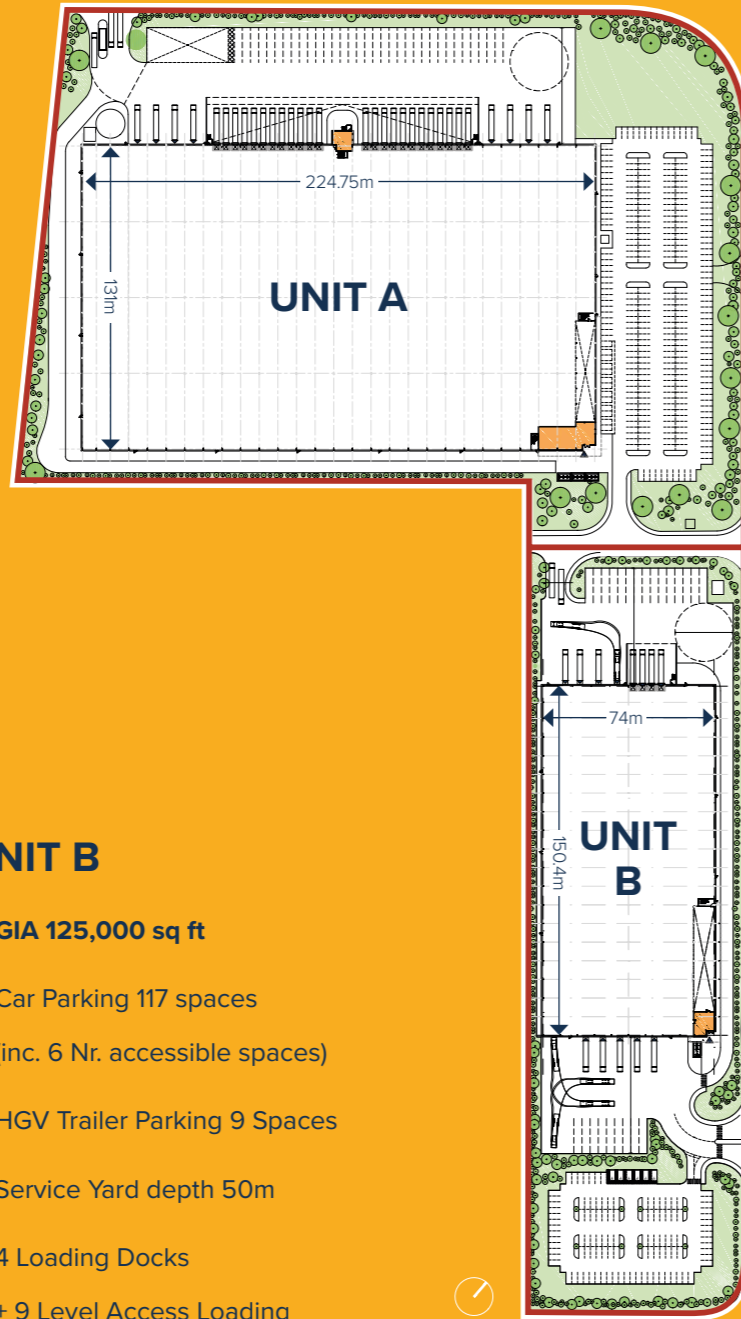
Industrial units: 100,000 sq ft - 325,000 sq ft

[www.aviatorindustrial.co.uk](http://www.aviatorindustrial.co.uk)



# AVIATOR

Hooton Business Park



## UNIT A

- GIA 325,000 sq ft
- Car Parking 307 spaces  
(inc. 13 Nr. accessible spaces)
- HGV Trailer Parking 33 Spaces
- Service Yard depth 50m
- 24 Loading Docks  
+ 8 Level Access Loading

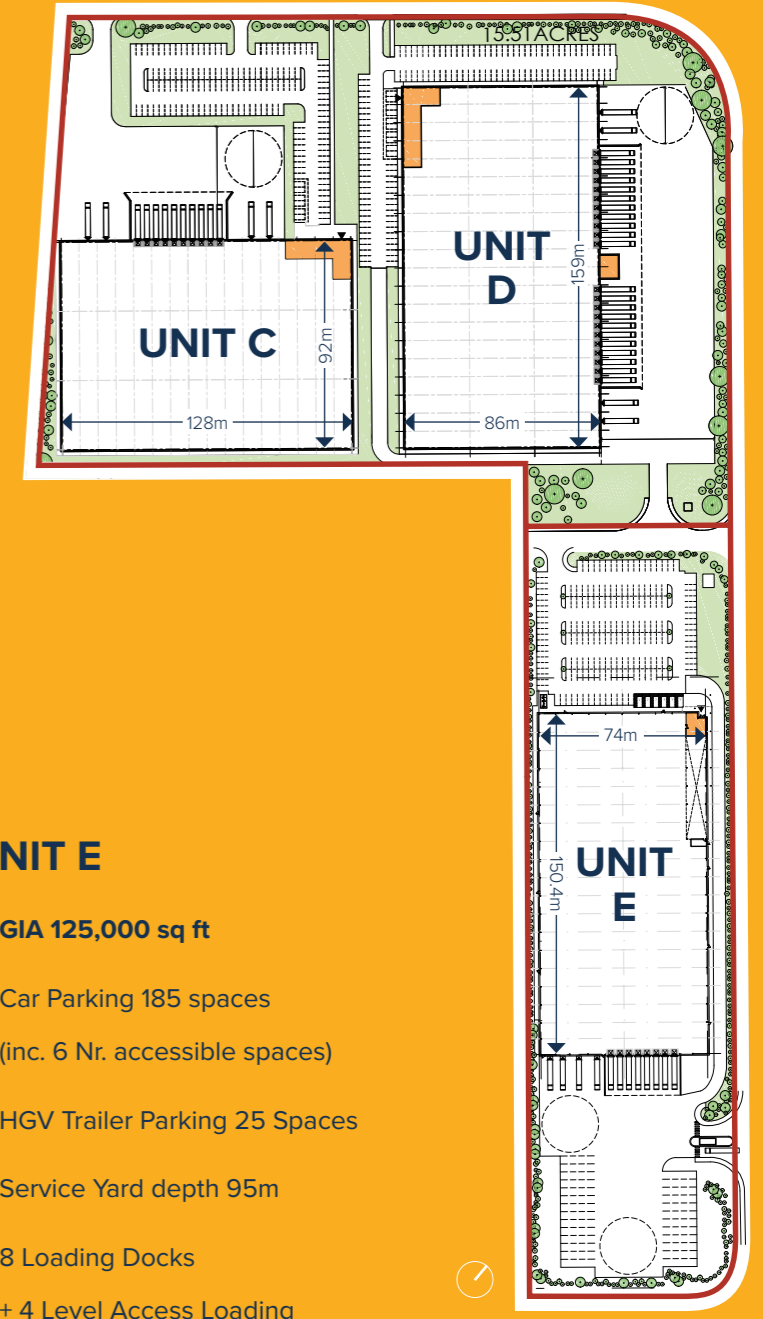
## UNIT B

- GIA 125,000 sq ft
- Car Parking 117 spaces  
(inc. 6 Nr. accessible spaces)
- HGV Trailer Parking 9 Spaces
- Service Yard depth 50m
- 4 Loading Docks  
+ 9 Level Access Loading

## ALTERNATIVE LAYOUTS

### UNIT C

- GIA 130,000 sq ft
- Car Parking 154 spaces  
(inc. 6 Nr. accessible spaces)
- Service Yard depth 50m
- 10 Loading Docks  
+ 4 Level Access Loading



### UNIT D

- GIA 150,000 sq ft
- Car Parking 139 spaces  
(inc. 10 Nr. accessible spaces)
- Service Yard depth 50m
- 22 Loading Docks  
+ 4 Level Access Loading

### UNIT E

- GIA 125,000 sq ft
- Car Parking 185 spaces  
(inc. 6 Nr. accessible spaces)
- HGV Trailer Parking 25 Spaces
- Service Yard depth 95m
- 8 Loading Docks  
+ 4 Level Access Loading

## STREAMLINED PLANNING

AVIATOR is subject to a Local Development Order, which grants prior planning consent for B1/B2/B8 developments of up to 1 million square feet and up to 25m building height. Detailed plans of proposed developments are submitted to the local authority for final approval prior to construction. There is no planning fee and no statutory consultation period. If occupiers have a specific requirement in terms of building size or configuration this can be accommodated within the LDO process.

## ENTERPRISE ZONE

AVIATOR has Enterprise Zone status within the Cheshire Science Corridor. Occupiers can claim 100% Enhanced Capital Allowances against qualifying plant and expenditure in their first year of occupation up to 2024.



[cheshiresciencecorridor.co.uk](http://cheshiresciencecorridor.co.uk)



MANCHESTER SHIP CANAL

JUNCTION 7

REGATTA

M53

NORTH ROAD

JOHNSON CONTROLS

PROWELL

LESS COMMON METALS

VAUXHALL MOTORS



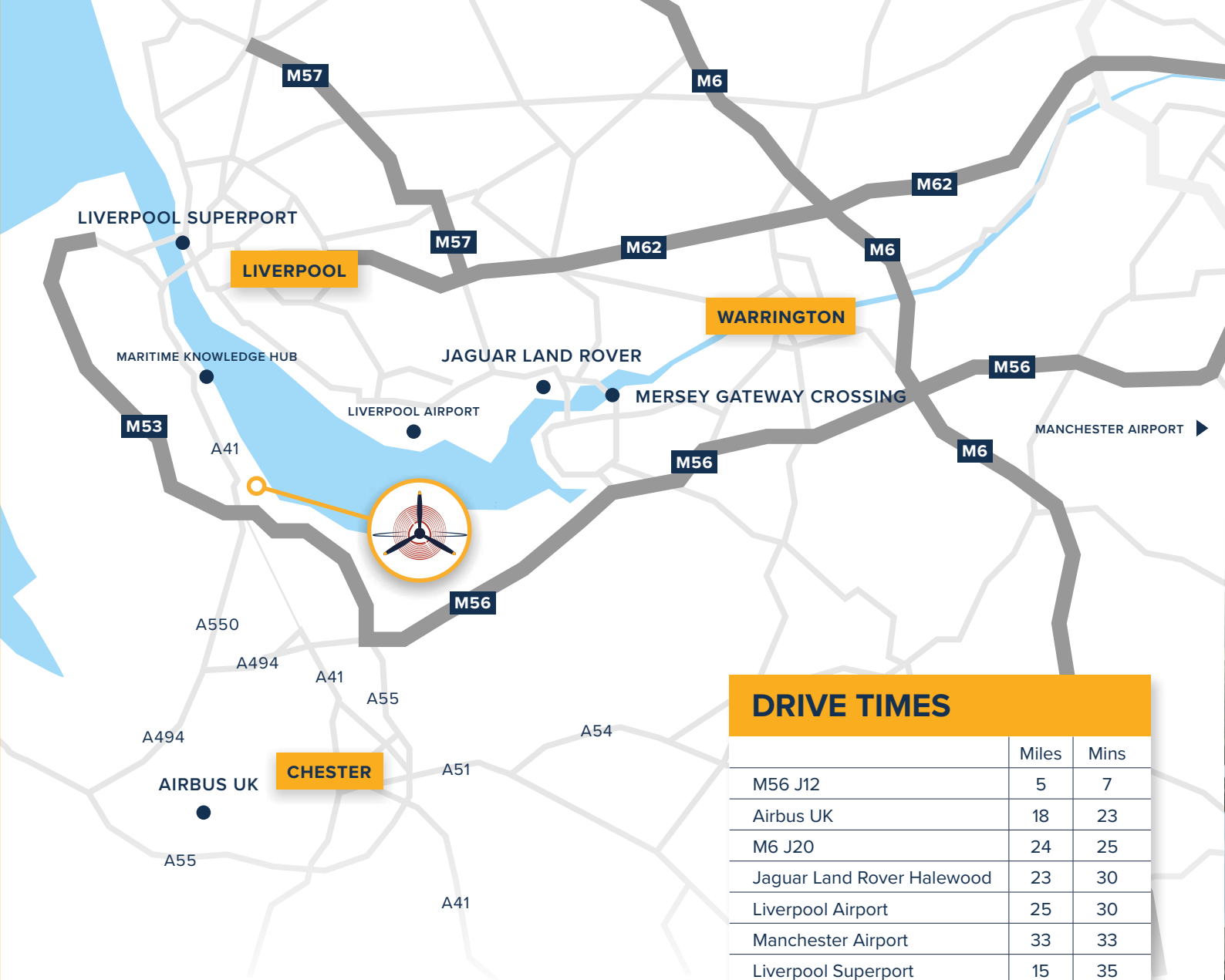
M53

AMI METALS

JUNCTION 6

JLR / DHL

WEST ROAD



DRIVE TIMES		
	Miles	Mins
M56 J12	5	7
Airbus UK	18	23
M6 J20	24	25
Jaguar Land Rover Halewood	23	30
Liverpool Airport	25	30
Manchester Airport	33	33
Liverpool Superport	15	35
Holyhead Port	85	90

## ALL ENQUIRIES

A development by

  
**0161 833 0023**  
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 developments

## [www.aviatorindustrial.co.uk](http://www.aviatorindustrial.co.uk)

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