

Pioneer Business Park Ellesmere Port



PIONEER
Business Park
www.pioneerbusinesspark.co.uk



Industrial • Distribution • Offices • Showrooms

**Last remaining plot from 3 to 11 acres
For Sale/To Let**

Detailed planning consent for car showroom on 5 acres.

J7 & J8 M53 Ellesmere Port, Cheshire.

Pioneer Business Park is a 60 acre Business Park strategically located between Junctions 7 & 8 of the M53 providing high visibility.

Considerable development has been undertaken on the park over the last 5 years where major occupiers now include **Interserve plc, Prowell, Daily's** together with **DBH** serviced offices and an **Evans Easyspace** workshop scheme.

Availability

The last remaining commercial plot on Pioneer Business Park totals approximately 11 acres and is available from 3 acres upwards. The site is zoned for B1, B2 & B8 uses but also has a detailed planning consent for a car showroom.

Excellent location

- Ellesmere Port is located at the heart of the North West, close to Chester, Liverpool and Warrington.
- Ellesmere Port benefits from a highly comprehensive communication network and is served by every possible means of transport – road, rail air or sea.

The options

- Leasing the new facility which Peel Developments will construct after agreeing a design and specification with you.
- Freehold. With Peel Developments undertaking the construction of your facility after agreeing the design and specification.
- Fully serviced plots for sale with the ability to construct your own building.

The advantages

- Recognised business and industrial location where nearby occupiers include **Vauxhall Motors, Shell, Prowell and Interserve.**
- Quality environment and landscaping with wide boulevards and low site density.
- High visibility from the **M53 motorway**. Access to the national motorway network via **Junctions 7 & 8 of the M53.**
- **Flexible disposable packages** tailored to your particular needs, be it a building or a freehold land purchase designed to your criteria on freehold or leasehold basis.

Contact

To arrange a site inspection please contact the agents.

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The developers

The Peel Group is one of the UK's leading property, investment and development companies whose ownership includes The Trafford Centre, Liverpool John Lennon Airport and Mersey Ports.

Terms

A full design and build facility is offered on individual plots. Buildings will be available either freehold or by way of new full repairing and insuring leases. Alternatively, plots are available on a freehold basis.