



Business Parks

Development Land
5.19 acres
All Enquiries



M53 JUNCTION 8

M53 FORD

5.19 ACRES

SPL INTERNATIONAL

SCANIA

REGATTA



PIONEER
Business Park
Ellesmere Port



PIONEER

Business Park

- Outline Planning Permission for B2 & B8 uses
- Located in Ellesmere Port
- Excellent transport links
- Accommodate development of 62,500 sq ft
- Immediate access to Junction 8 of M53
- Potential Trade Counter location

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 a gross development plot of 5.19 acres. It provides the opportunity to develop a small unit industrial scheme totalling 62,500 sq ft in a prominent location facing the M53 motorway.

See the indicative scheme 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 1BW

Drive Distances

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



Business Parks

Indicative Site Plan



Unit	Sq Ft	Sq M
2	27,500	2554.8
Warehouse	25,000	2322.5
Mezzanine Office	2,500	232.2
3a & 3b	5,150	478.4
3c - 3f	6,175	573.6
Total	62,500	5806.4

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