

# Pioneer Point, Ellesmere Port

BUILD TO SUIT LOGISTICS/WAREHOUSING UNITS  
OPPORTUNITIES UP TO 230,000 SQ FT

Junction 8, M53



**PRE-LET OPPORTUNITIES NEXT TO A MAJOR MOTORWAY JUNCTION**

ESTABLISHED COMMERCIAL LOCATION

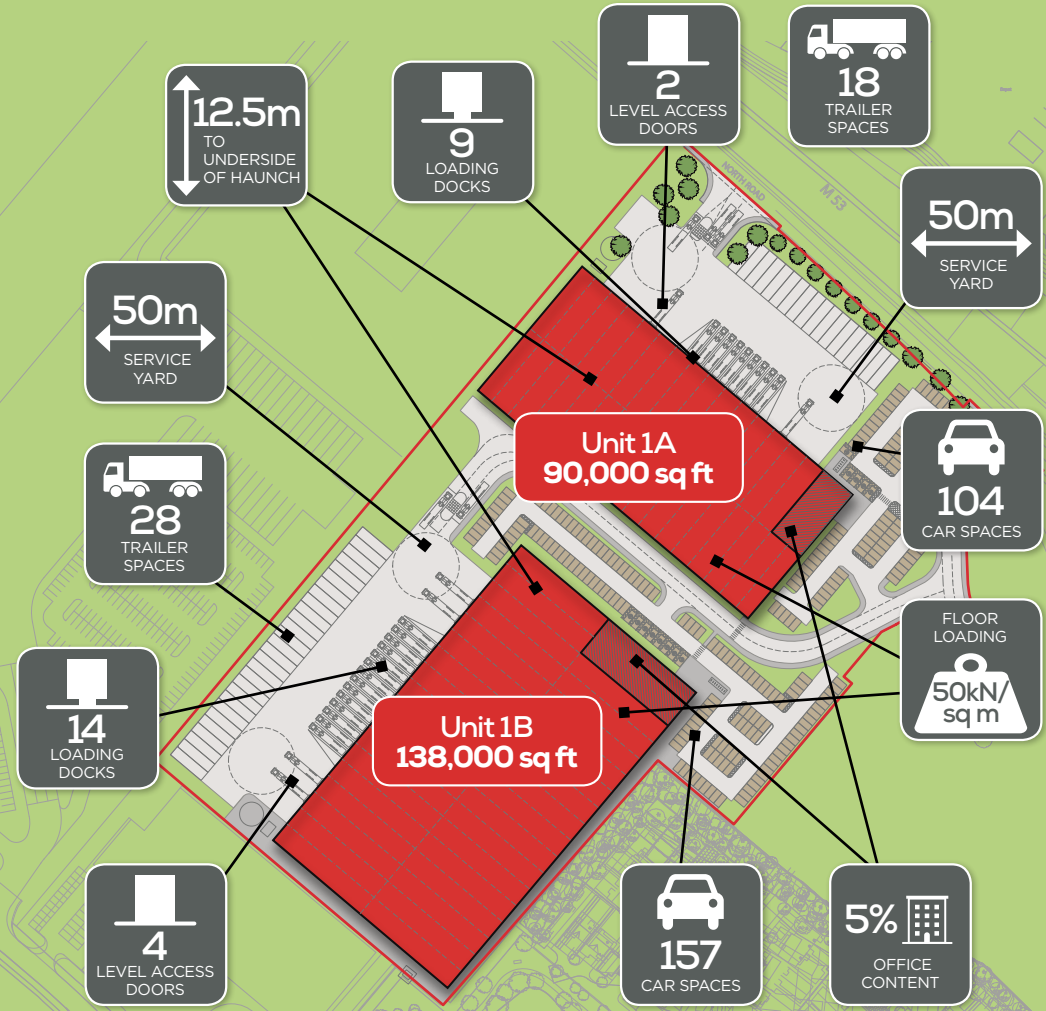
**PLANNING IN PLACE AND PLOTS SERVICED AND READY TO GO**

[peellogistics.com/sites/P230](https://peellogistics.com/sites/P230)

# OPTION 1



# OPTION 2



Build to suit opportunities up to 230,000 sq ft

## The location

Pioneer Point is located between Junctions 7 and 8 of the M53, providing direct access to Ellesmere Port and the surrounding areas. The M53 can be directly accessed from the M56 providing access to the regional motorway network.

Pioneer Point is located to the north of Ellesmere Port Town Centre, by circa 1.6 Km (1 mile). Major operators within the locality include: Vauxhall Motors, Nynas, DHL, Scania, SPL International, Essar and Pro-group.

Following the M53 north east are large commercial centres including Bromborough, Port Sunlight and Birkenhead. Chester Town Centre is located less than 10.5 Km (6.5 miles) to the south.

Pioneer Point is located 1.4 Km (1.4 miles) to the north west of Ellesmere Port Train Station, and 1.2 Km (0.75 miles) from Overpool Train Station; allowing convenient movement of staff.



## About the developer

Peel Logistics Property is a specialist UK logistics and industrial property business who develops, manages and owns prime-grade UK logistics and industrial properties across the UK.

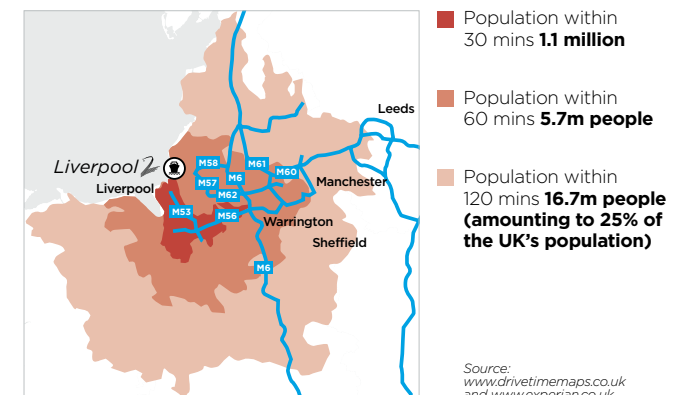
The business has expertise across all key capabilities including acquisitions and sourcing, development, leasing and asset management.

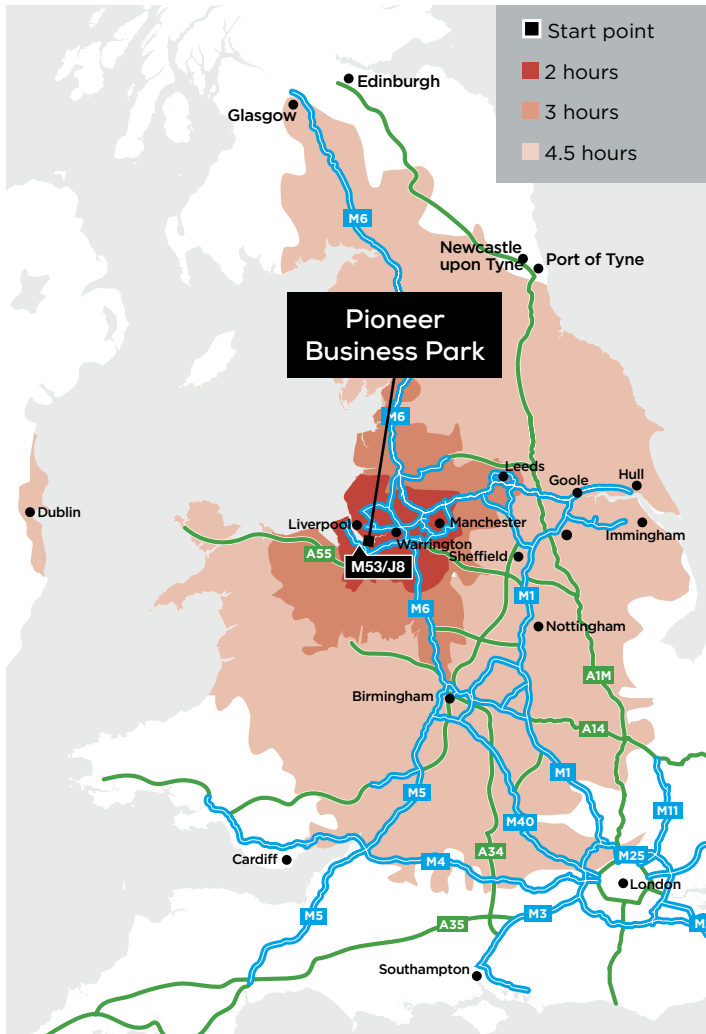
For this particular project there is a full design team in place which ensures that Peel Logistics Property are well positioned to quickly respond to requirements and provide occupiers with leasehold proposals within short time frames.



## Workforce demographics

Drive to work times for total population:





## HGV drive times from J8, M53

HGV DRIVE TIME TO PIONEER (MINS)	MILES	HOURS
M6/M56 Intersection	23.3	0:25
Port of Liverpool	22	0:49
Liverpool John Lennon Airport	25	0:51
Manchester Airport	33.3	0:57
Holyhead	86.4	1:33

HGV DRIVE TIME TO PIONEER (MINS)	MILES	HOURS
Chester	10.3	0:26
Liverpool	19.8	0:46
Warrington	21.5	0:45
Manchester	39	1:15
Leeds	82.4	2:25
Birmingham	86	3:02
London	194	5:36

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