

u90

J8 M53, ELLESMERE PORT, CH65 1AY



FOR SALE / TO LET

Logistics / Industrial Unit

90,548 sq ft



BREEAM Excellent
Rating



Carbon
Net Zero



INTRODUCING EP90

Indicative images

- EP90 benefits from excellent connectivity, located with immediate access to Junction 8 M53 and the M53/M56 intersection at Junction 11 M53/ Junction 15 M56, which provides accessibility to wider North West and Wales regions.
- As part of PLP's sustainability commitment the building is constructed as net zero carbon under the UK Green Building Council framework, giving the occupier the opportunity to achieve carbon net zero in operation. The unit is also BREEAM Excellent and has a EPC A rating.
- EP90 is a highly specified new build industrial and logistics warehouse built to a high institutional standard within Ellesmere Port.
- The building has been future proofed to enable additional office floorspace to be accommodated on the second floor, whilst all car and HGV spaces within the development have been future proofed to enable additional charging points. The building has been designed to accommodate up to 100% PV installation on the roof.
- Ellesmere Port is an established logistics and manufacturing location home to key occupiers including Vauxhall Motors, Regatta, DHL, Honeywell and Stellantis amongst many others.

SPECIFICATION



High quality office accommodation
(Capable of expansion with a Second floor)



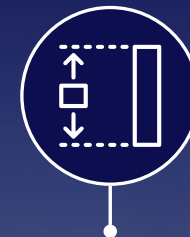
100 Car parking spaces



17 HGV parking spaces



Floor loading
50kn/sq m



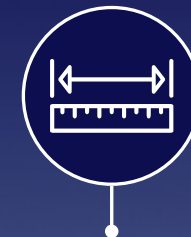
12.5m haunch height



9 Dock level loading doors



2 Level access loading doors



50m secure yard



Electricity 400 kva low voltage metering



Water Import 1.2l/s, 32 mm MDPE



Gas Hourly Import 318 kW medium pressure



PV installation can generate approximately 567kWp (447,930kWh per annum)

J8, M53

LET TO:





PORT SUNLIGHT

LIVERPOOL CITY CENTRE



PORT OF LIVERPOOL

SAT NAV:
CH65 1AY

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VAUXHALL

ELLESMERE PORT PLANT

PORT EASTHAM

STELLANTIS



Honeywell

REGATTA



NORTHWOOD

safestore

MANCHESTER SHIP CANAL

M53

J7

EP90



J8

MANCHESTER – M6

IMMEDIATE
ACCESS
TO M53 J8

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SITE PLAN

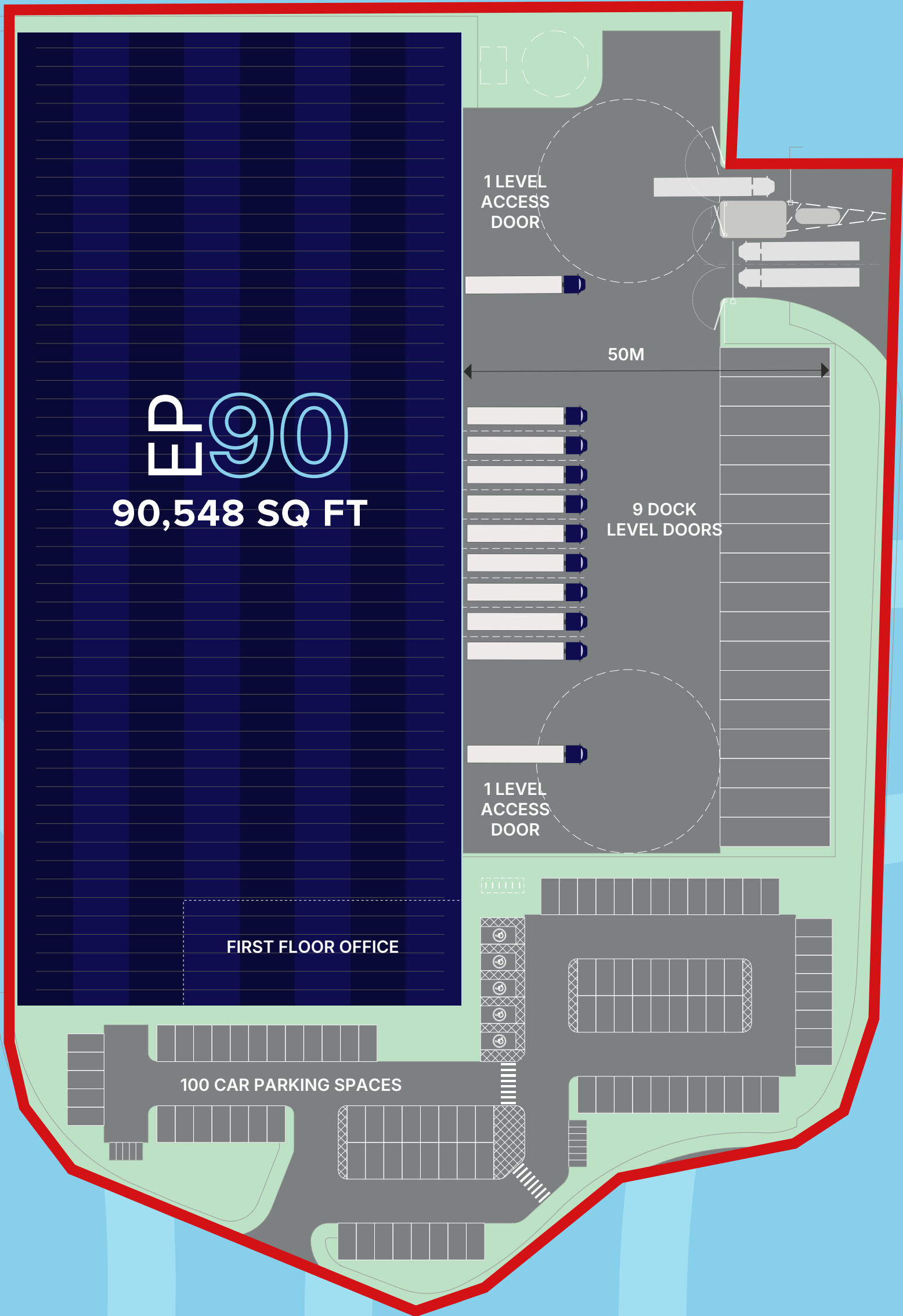
ACCOMMODATION

EP 90	SQ FT	SQ M
WAREHOUSE	85,503	7,943.50
OFFICE	5,045	468.70
TOTAL	90,548	8,412.2

RACKING CAPACITY

PALLET COUNT	BAY WIDTH	BAY HEIGHT
12,031	2.30 M	12.73 M

Racking layouts can be provided upon request.





REGATTA
GREAT OUTDOORS

Honeywell

safestore

EP90

INVESTING IN SUSTAINABLE PROPERTY



Carbon Net Zero



BREEAM excellent rating



VRV heating and cooling system to offices



Photo voltaic panels for onsite renewable energy generation



EPC A rating



The unit is fitted with a dual 25 kw dc rapid charger



All car/ hgv parking bays future proofed to enable rapid charging stations

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LIVERPOOL CITY FREEPORT ZONE

Freeports were conceived to confer special benefits to those within their boundaries – fostering a desirable environment in which to operate and encourage investment.



560,000 Skilled workforce
within a 30 minute drive



10 million consumers
within one hour of
Ellesmere Port



1/3 of British industry
within one hour's
drive

EP90 Ellesmere Port sits within the Liverpool City Region Freeport zone and, therefore, eligible businesses may be able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of duty suspension, duty exemption on reexports and flexibility on how duty is calculated, as well as simplified customs procedures to import, export, store or process goods and streamlined processes for bringing goods into and moving goods between customs sites.

A Freeport customs site (also known as a 'free zone') is a secure, enclosed customs zone where some normal tax customs rules do not apply.

ADDITIONAL BENEFITS INCLUDE:

NO TIME LIMITS FOR STORING GOODS

Unlike temporary storage, where the maximum storage is 90 days.

ALL COVERED BY A SINGLE AUTHORISATION

Meaning less contact with HMRC.

DECLARATION BY CONDUCT

Ability to move from another special procedure to the Freeport procedure using declaration by conduct.

SIMPLIFIED DECLARATION

Authorised businesses can import certain goods to a Freeport customs site with simplified customs documentation. A customs site can't be used as a first point of presentation of goods brought into the UK.

PROCESSING GOODS

Domestic goods can also be held in a customs site and used in any processing activity. Authorised businesses operating inside the Freeport customs site can store or manufacture goods, using imported goods. By doing this, they can add value before exporting them again and, where certain conditions are met, they won't need to pay import duties. Where goods are declared to free circulation in the UK, relevant duties must be paid before they are released from the customs site.

AUTHORISED BUSINESSES

Can utilise the benefits of a CSO. Businesses will need to apply to gain approval from the CSO and HMRC.

LOCATION

SAT NAV:
CH65 1AY

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ROAD

M53 – J7	1 mile
Chester City Centre	10 miles
Liverpool	14 miles
Manchester	38 miles
Leeds	82 miles



RAIL

Overpool Station	1 mile
Chester Station	8 miles



AIR

Liverpool Airport	22 miles
Manchester Airport	30 miles
Leeds Bradford Airport	84 miles
East Midlands Airport	91 miles



PORTS

Port of Liverpool and L2	19 miles
Hull	137 miles
Immingham	90 miles

HGV DRIVETIMES

- 0-90 Minutes
- 90-180 Minutes
- 180-270 minutes

Drive times are approximate.



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WE ARE PLP

Founded in 2015, PLP is built on a bedrock of experience across the UK logistics and industrial sector.

The founding partners saw an opportunity to combine property and business development expertise with long term capital and an impressive pipeline of captive logistics development opportunities. The team set about creating the reputation for excellence and quality for which PLP is known today.

Our pedigree spans acquisitions and sourcing, planning and development, ecology and environment, construction and procurement, leasing and asset management, funds administration and compliance, and investment management. The full service platform sources, develops and manages prime UK logistics real estate on behalf of institutional capital partners, with in-house management expertise across all key capabilities including acquisitions, planning and development, leasing and asset/investment management. PLP's core business strategy is to develop prime, large scale logistics assets and add value throughout their investment life cycle.

The PLP platform is owned by Ivanhoé Cambridge, Peel L&P, Macquarie Asset Management and its senior management team.

Further information can be found at :
www.plproperty.com



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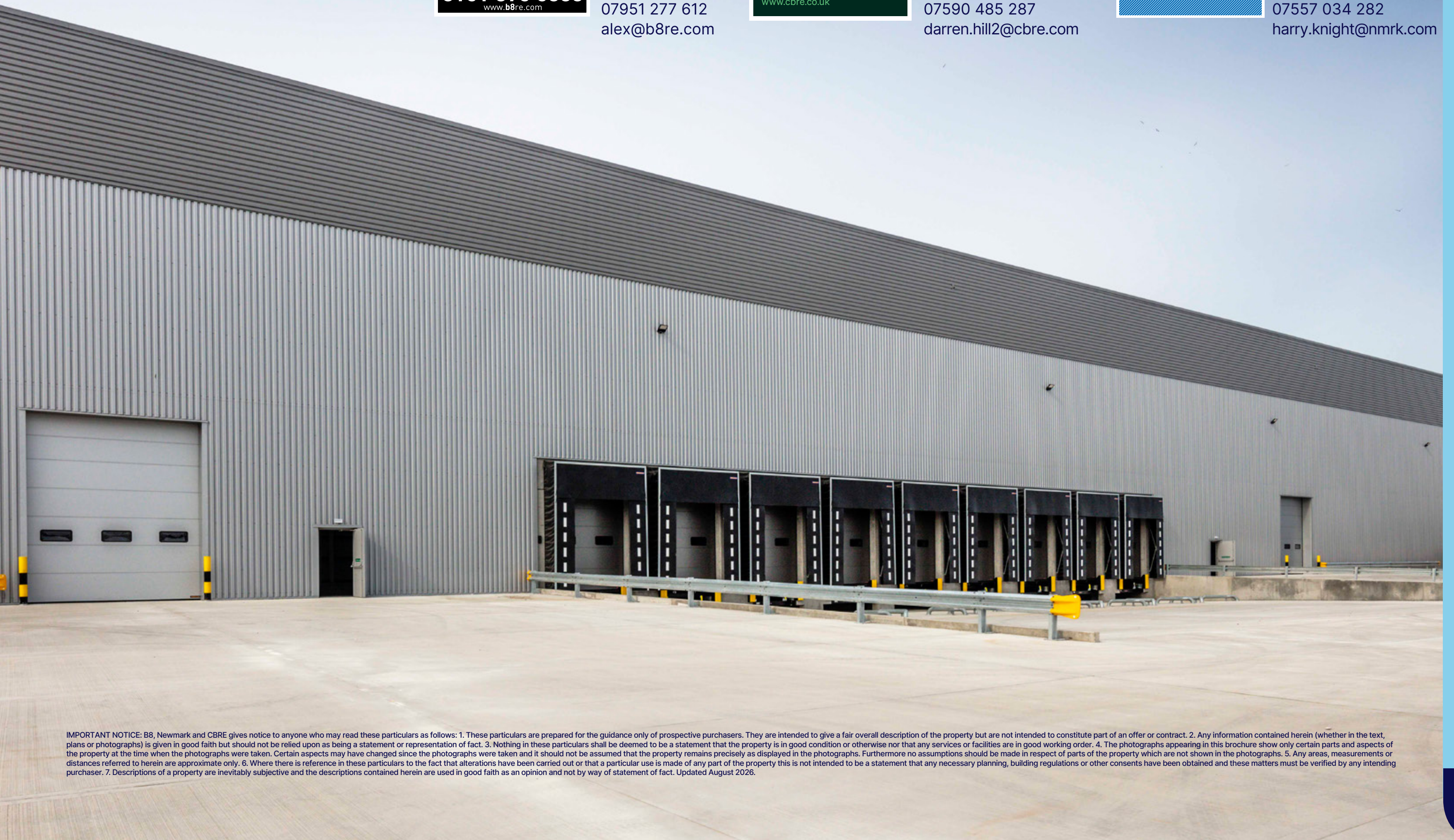
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