

AVIATOR 2000

J6/J7 M53 | ELLESMERE PORT | CH65 1BL

TO LET 198,868 SQ FT
HIGH QUALITY NEW
INDUSTRIAL/DISTRIBUTION UNIT

PROPEL

YOUR BUSINESS

Ideally situated with immediate access to J6 of the M53, providing direct access to Ellesmere Port/Wirral and the wider North West region.

AVIATOR 200 provides is a highly specified new build industrial unit, located in Ellesmere Port, an established industrial location home to some of the regions key employers such as Vauxhall, Stellantis, Doosan, B&M, Regatta, DHL and Honeywell amongst others.

AVIATOR 200 sits within the Liverpool City Region Freeport zone which allows eligible businesses to apply to take advantage of various customs benefits.



**STRATEGIC
LOCATION**
ON J6 OF
THE M53
MOTORWAY



**1.5MVA
POWER
SUPPLY**

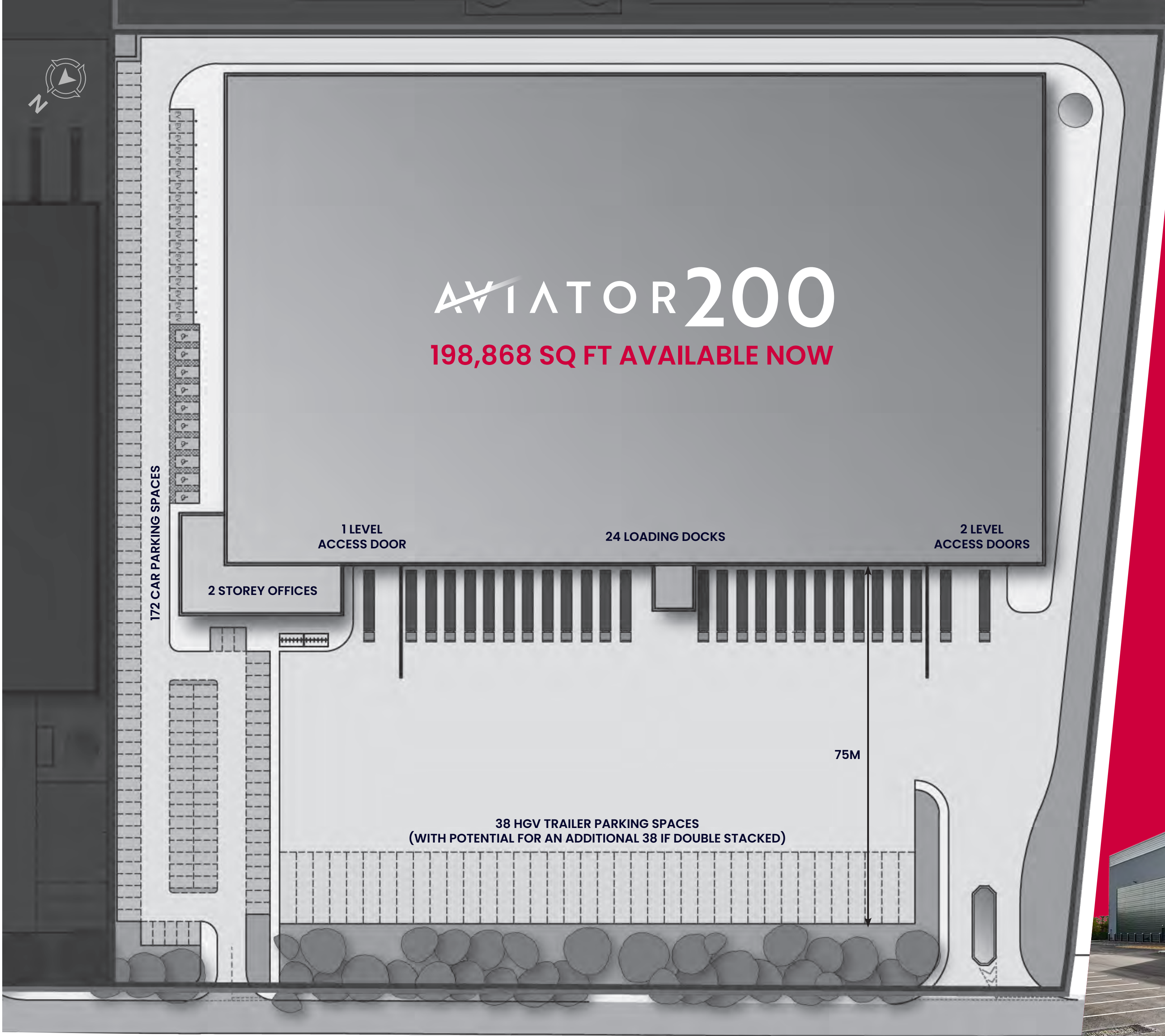


**FREEPORT
ZONE
REGION**



**UP TO
39,168
PALLET
SPACES**





TO LET

198,868 SQ FT

INDUSTRIAL/DISTRIBUTION UNIT

AVIATOR 200 is a detached, high-specification unit, comprising a 187,819 sq ft ground floor warehouse space and spacious, two-storey offices built to serve as modern business HQ.

Schedule of accommodation

AVIATOR 200	SQ M	SQ FT
Warehouse	17,449	187,819
2 Storey Office	875.7	9,426
2 Storey Hub Office	150.8	1,623
TOTAL	18,475.5	198,868

All Figures GIA

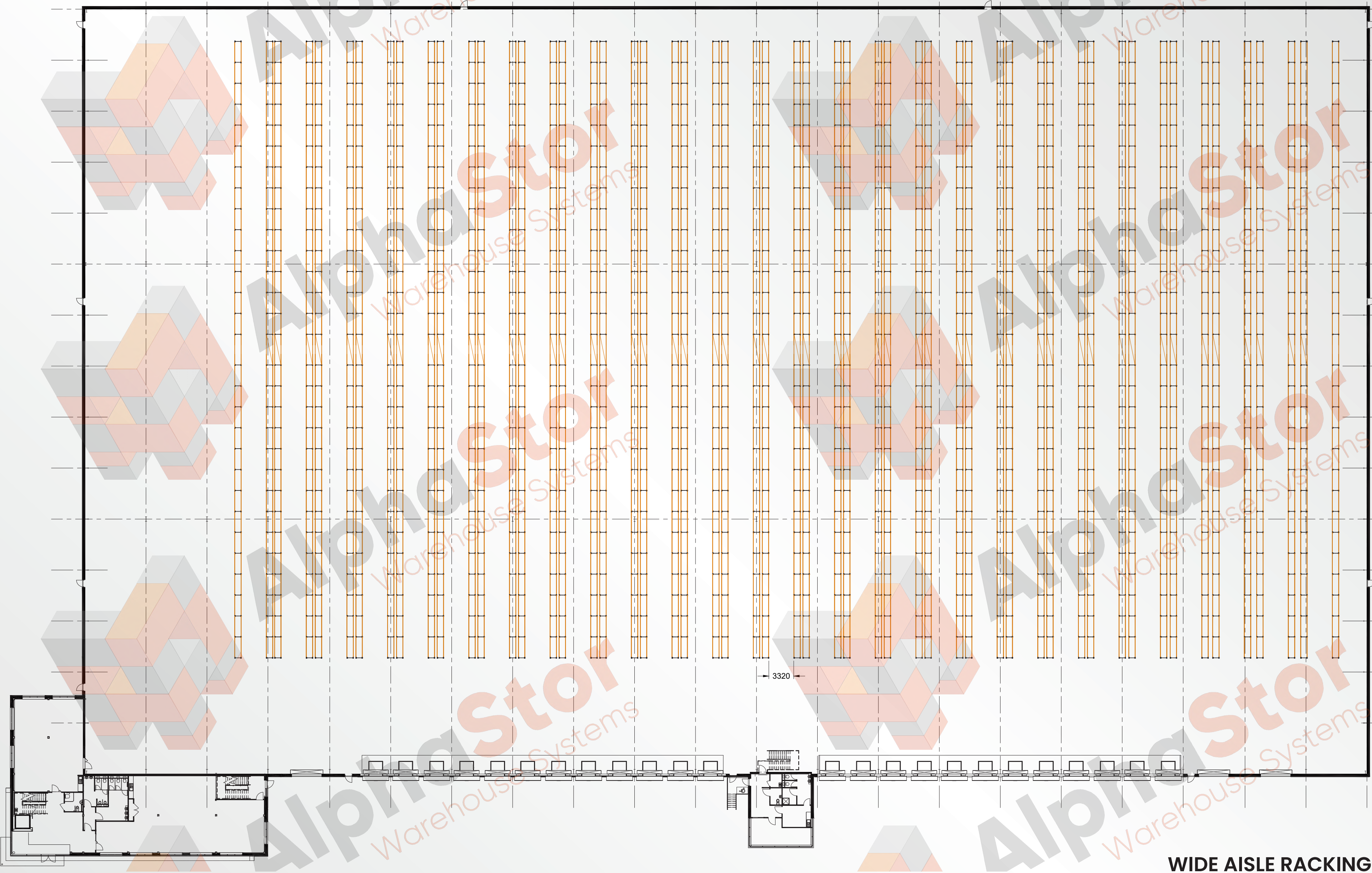


FLEXIBLE

RACKING OPTIONS

WIDE AISLE
24,932 pallet space

NARROW AISLE
39,168 pallet space



ENGINEERED FOR
EFFICIENCY

24
LOADING
DOORS


38
TRAILER PARKING
SPACES
(WITH POTENTIAL FOR
AN ADDITIONAL 38 IF DOUBLE STACKED)


3
ACCESS
DOORS




18
CAR
CHARGING
SPACES





50 **KN**
WAREHOUSE FLOOR LOADING




1.5 **MVA**
POWER
SUPPLY




DESIGNED FOR

DISTRIBUTION

A LOCATION WITH

BUILT IN SAVINGS

AVIATOR PARK is located within the Liverpool City Region Freeport Zone which may bring multiple occupier benefits for eligible businesses.

DUTY SUSPENSION

Goods moving in to an approved Customs Site will benefit from duty and VAT suspension until they enter the UK domestic market.

DUTY INVERSION

Ability to calculate the import duties based on the value of inputs or finished goods.

DUTY EXEMPTION

Duty exemption for re-exports.

MOVEMENT BY CONDUCT

Goods can move between other UK freeports within UK by conduct.

UNLIMITED STORAGE PERIODS

No time limits for storing goods.

SIMPLIFICATION

All covered by a single authorisation meaning less contact with HMRC.

FOR FURTHER INFORMATION PLEASE [CLICK HERE](#)



TOMORROW'S WORKFORCE,
READY TODAY

AVIATOR 200 is located within a strong and skilled labour catchment area, perfect for new businesses.

80.9%
ECONOMICALLY ACTIVE IN
ELLESMERE PORT**

78.5%
ECONOMICALLY ACTIVE
IN GREAT BRITAIN**

90.6%
RQF2 (AND ABOVE)
IN ELLESMERE PORT**

86.5%
RQF2 (AND ABOVE)
IN GREAT BRITAIN**

£17.88
HOURLY PAY
IN CHESHIRE WEST REGION*

£18.72
HOURLY PAY
IN GREAT BRITAIN*

20,000
PEOPLE EMPLOYED IN MANUFACTURING, TRANSPORT AND
STORAGE INDUSTRIES WITHIN CHESHIRE WEST REGION*

1.2 MILLION
HOUSEHOLDS WITHIN A 30 MILE RADIUS^

* Source: Nomis 2025 **Nomis 2023 ^ Source: leafletdrop.co.uk



< LIVERPOOL 18 MILES
WARRINGTON 22 MILES
J20/M6 23 MILES

M56

M56

DEESIDE / NORTH WALES >

ESSAR OIL REFINERY

PROGROUP BOARD

M53

CHESHIRE OAKS

HOLIDAY INN

J9

GREENE KING

ELLESMERE PORT TOWN

DS SMITH

COSTA

REGATTA

HONEYWELL

NORTHWOOD CONSUMA TISSUE

RECRESO

B&M

M53

RIVER MERSEY

MANCHESTER
SHIP CANAL

VAUXHALL MOTORS

LESS COMMON METALS

AMI METALS

SURVITEC

DHL AUTOMOTIVE

NORTH ROAD

STELLANTIS

AVIATOR 80
LET TO GEITH

AVIATOR 200

WEST ROAD

M53

J6

BIRKENHEAD /
LIVERPOOL >



Situated within a prime North West industrial and logistics location, **AVIATOR 200** – with road, air and sea connectivity – enables businesses to serve both local and national markets.

MOTORWAYS

J6 / M53	0.8 miles	2 mins
J15 / M56	5.4 miles	8 mins
J20 / M6	23 miles	25 mins

CITIES

Chester	11 miles	21 mins
Liverpool	18 miles	26 mins
Warrington	22 miles	33 mins
Manchester	41 miles	59 mins
Stoke-on-Trent	54 miles	1 hr 3 mins

AIRPORTS

Manchester Airport	33 miles	35 mins
Liverpool Airport	19 miles	51 mins
East Midlands Airport	101 miles	1 hr 49 mins

SEA PORTS

Liverpool Port	15 miles	35 mins
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Source: Google Maps

WHAT3WORDS: ///BIGGER.DESIGN.OFFER

THREE MODES OF TRANSPORT. ONE HUB. INFINITE POSSIBILITIES.



CLICK TO VIEW LOCATION



AVIATOR 200

J6 M53 | ELLESMERE PORT | CH65 1BL

A development by

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