

# AVIATOR 200

J6 M53 • ELLESMERE PORT • CH65 1BL

A HIGH QUALITY NEW INDUSTRIAL/DISTRIBUTION UNIT

198,868 SQ FT



AVIATORPARK.CO.UK

### IN THE ZONE

Aviator Park, Ellesmere Port, benefits from Enterprise Zone status, whereby occupiers can claim 100% Enhanced Capital Allowances against qualifying plant and expenditure in their first year of occupation up to 2024.



# AVIATOR PARK

Aviator Park is a new build two unit development set within a prime North West industrial and logistics location. Aviator 80 has been let to Gwynedd Shipping. Aviator 200 is ready for immediate occupation.

# AVIATOR 200

198,868 SQ FT



18 CAR CHARGING SPACES



1.5 MVA POWER SUPPLY



15.5M CLEAR INTERNAL HEIGHT



75 METRE YARD DEPTH



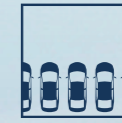
24 LOADING DOORS



3 LEVEL ACCESS DOORS



38 TRAILER PARKING SPACES



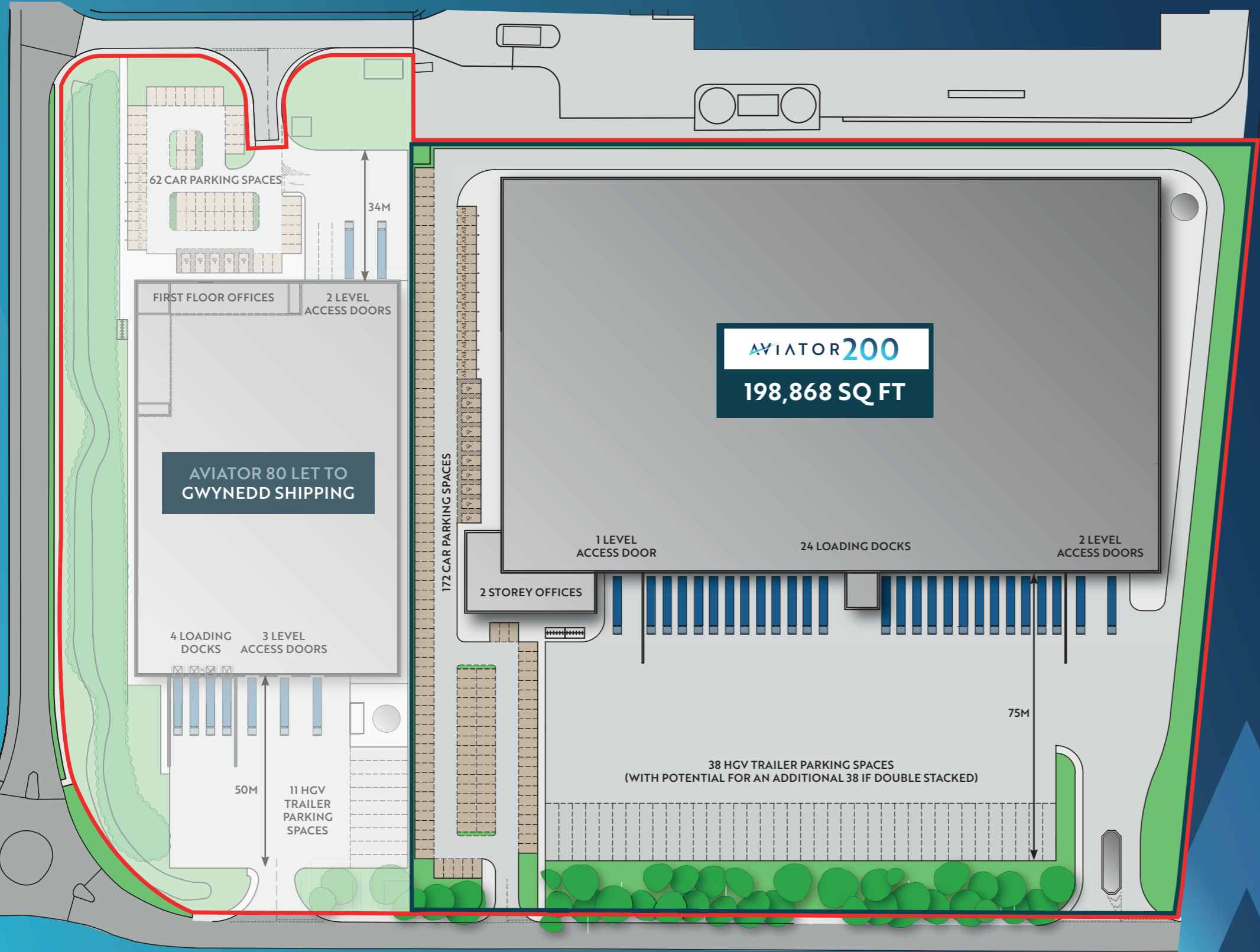
172 CAR PARKING SPACES



10% ROOF LIGHTS

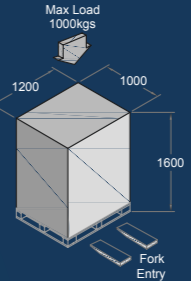


# A NEW INDUSTRIAL/DISTRIBUTION UNIT AVAILABLE NOW



| 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          |
| <b>Total size (GIA)</b> | <b>18,475.5</b> | <b>198,868</b> |

- 172 Car Parking spaces (including 10 accessible spaces)
- 18 EV Charging Points
- 24 Cycle Spaces
- 38 HGV Trailer Parking Spaces (with potential for an additional 38 if double stacked)
- 75m Service Yard depth
- 24 Loading Docks
- 3 Level access doors
- 15.5m Clear internal height
- 10% Rooflights
- 50KN Warehouse Floor Loading
- 1.5 MVA Power Supply



Wide Aisle Pallet Count - 24,932  
VNA Pallet Count - 39,168

# LOCAL WORKFORCE

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

**86.2%**  
ECONOMICALLY ACTIVE  
IN ELLESMERE PORT\*

**79.1%**  
ECONOMICALLY ACTIVE  
IN GREAT BRITAIN

**80%**  
NVQ2 (AND ABOVE)  
IN ELLESMERE PORT\*

**78.2%**  
NVQ2 (AND ABOVE)  
IN GREAT BRITAIN

**£14.32**  
HOURLY PAY  
IN CHESHIRE WEST\*

**£15.17**  
HOURLY PAY  
IN GREAT BRITAIN

**1.2 MILLION**  
HOUSEHOLDS WITHIN A 30 MILE RADIUS^

\* Source: Nomis 2020   ^ Source: leafletdrop.co.uk

# LOCAL AMENITIES

**COSTA**

*David Lloyd*  
— CLUBS —

Cheshire  
Oaks  
Designer Outlet

A McArthurGlen Property

17  
GREENE KING  
BURY ST EDMUNDS

**CO  
OP**





**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 |
|----------------|----------|---------|

Source: Google Maps

# AVIATOR PARK

J6 M53 • ELLESMERE PORT • CH65 1BL

Postcode: CH65 1BL

What3Words: ///fired.senior.boots



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A DEVELOPMENT BY



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