

1-4 PIONEER BUSINESS PARK

North Road / Ellesmere Port / Cheshire CH65 1AD
Junction 7 M53

A breath of fresh air



High quality office buildings
1,564 sq ft - 12,474 sq ft
(145 sq m - 1,159 sq m)

- Accessible location
- On site parking
- Modern refurbished DDA compliant accommodation
- Managed business park
- Potential for a range of uses



1-4 PIONEER BUSINESS PARK

Location

Pioneer Business Park is in a highly accessible location, situated on North Road, Ellesmere Port and adjacent to J7 / M53 motorway.

Description

Numbers 1-4 Pioneer Business Park comprise purpose built, contemporary two storey office buildings located in a picturesque open setting, framed by generous outdoor green areas.

The building interiors have been refurbished to provide bright stylish working environments with an abundance of light and natural ventilation.





Ground Floor Plan

Specification

- Carpeting
- Suspended ceilings with recessed lighting
- Gas central heating
- Double glazing
- 3 compartment dado trunking
- Platform lift
- Full DDA compliance

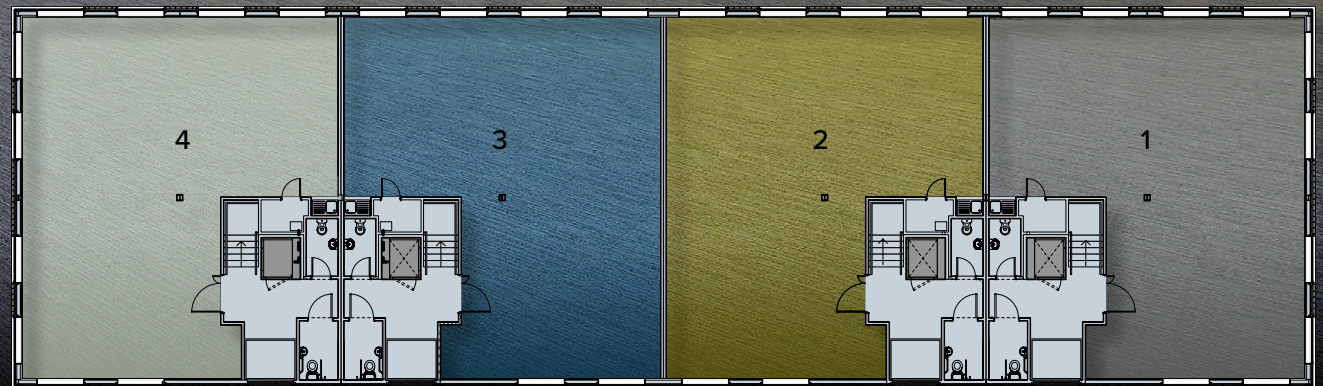
Car Parking

Allocated car parking will be provided.

Floor Areas

The buildings have the following net internal floor areas.

For current availability please contact the agents.



First floor similar

Floor	Sq ft	Sq m
1	3,124	290.21
2	3,113	289.19
3	3,109	288.82
4	3,128	290.59
Total	12,474	1,158.83

CH65 1AD

CHESTER

CHESHIRE OAKS - 4 MILES

BIRKENHEAD

7

M53

POOL HALL ROAD

NORTH ROAD



PIONEER
BUSINESS
PARK

1-4





Planning

Under updated planning regulations the buildings are suitable for a range of uses including office, research and development, clinic and health centre.

Terms

Available to let on a building by building basis. Buildings can also be combined to accommodate larger requirements where needed. Lettings of single floors may also be considered. For further details please contact the agents.

Service Charge

A service charge will be levied for the landlord's costs of management, maintenance of common areas of the estate and building insurance.

VAT

Unless otherwise stated all sums will be subject to the addition of VAT.

EPC

EPC rating - B46.

Further Information

If you would like to know more, please contact the joint sole agents.

**Mason
Partners**

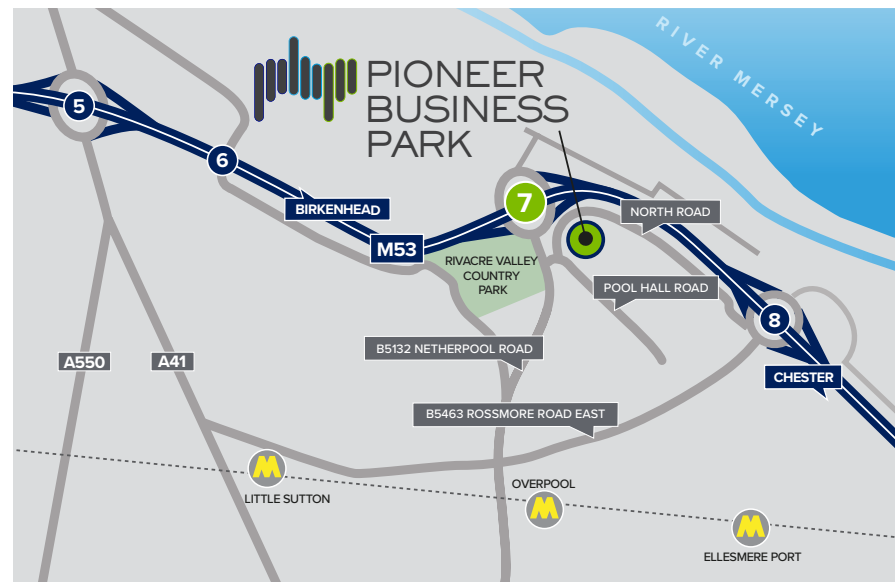
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Travel Distances

Chester	10 miles
Birkenhead	12 miles
Liverpool	20 miles
Manchester	40 miles
John Lennon Airport	24 miles
Manchester Airport	33 miles

Source: AA Route Finder

In addition to excellent motorway links, Overpool Merseyrail station is situated within one mile of Pioneer House.

Misdescription Act

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