



PEEL WATERS
WATERSIDE REGENERATION

M53 JUNCTION 6

← 2 MINS →

35 ACRES
(14.16 HA)

FOR SALE

35 Acre Industrial/
Development Site

North Road Business Park

North Road, Ellesmere Port,
Cheshire, CH65 1BL

Outline planning consent granted

- Available as individual plots or as a whole
- Capable of accommodating up to 500,000 sq ft through flexible unit configurations
- 2 minutes from J6 and J7 M53
- Suitable for IOS Use (industrial outdoor storage)

Plots available on a freehold basis
Outline planning consent granted
Wirral Council application ref no: OUT/19/01633
B2/B8, with ancillary B1(a) Use Classes

MANCHESTER
SHIP CANAL

35 ACRES
(14.16 HA)

J7 M53 2 MINS

NORTH RD

J6 M53 2 MINS





North Road Business Park is set within an established industrial location. The location benefits from access to a strong local workforce and major transportation links, North Road Business Park provides an opportunity for open storage users, distribution and manufactures businesses to take advantage of a site at the heart of the region's employment area.

Located within key transport networks, the site provides excellent access to the Port of Liverpool, the Manchester shipping canal, North West motorways, and nearby airports, bridging connections and boosting opportunities on both a national and international level.



5.8M

people within an hour's drive time of North Road Business Park



14.6%

of people working in manufacturing within a 30 minute drive time from West Cheshire vs England average of 8%



76%

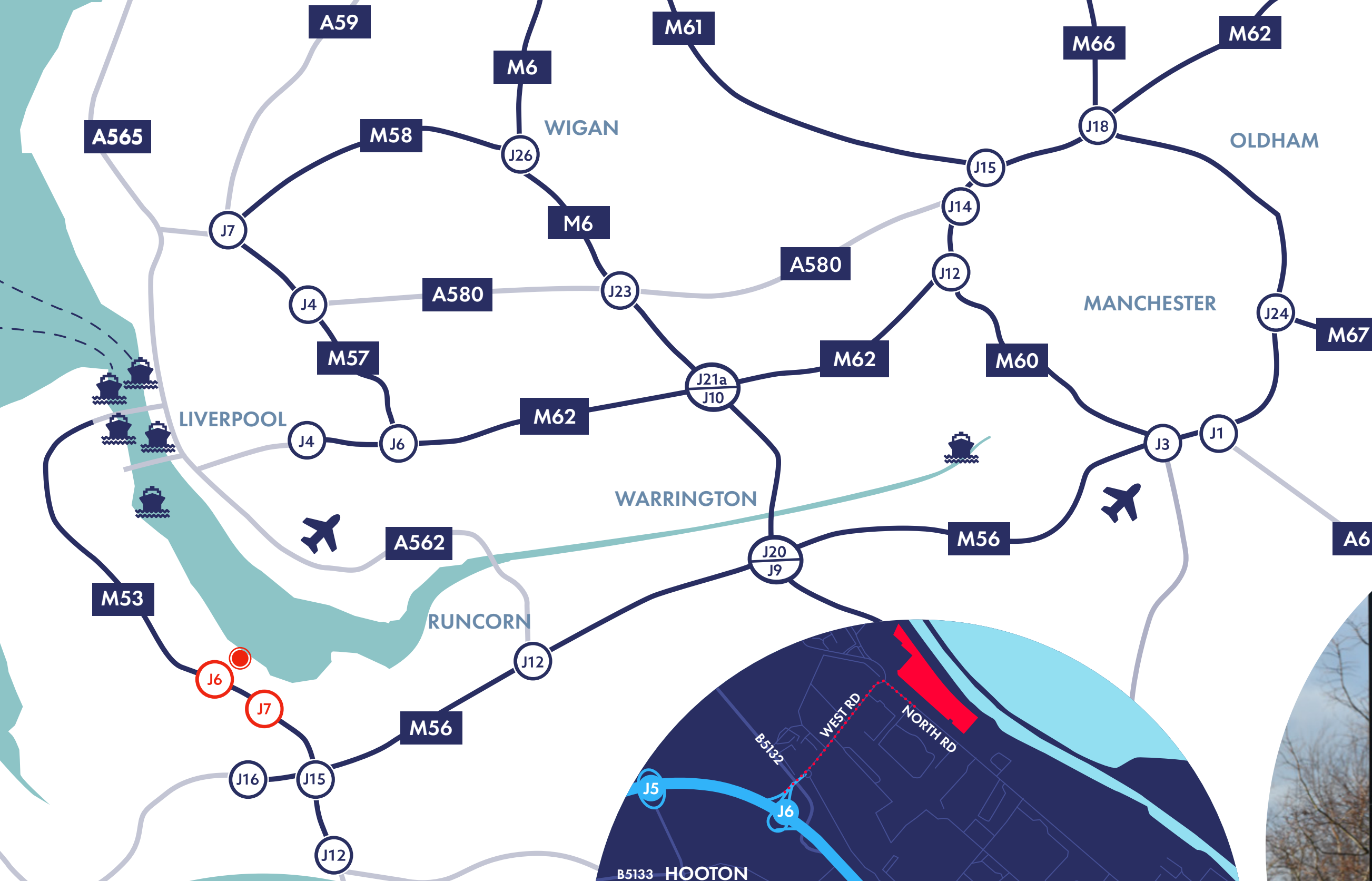
people with NVQ2+ vs the average of 74.5% in the North West



6%

lower average wage than Greater Manchester

Source: Nomis



AIRPORTS	Drive Time	Miles
Liverpool	29 mins	23
Manchester	33 mins	32
East Midlands	1 hr 42 mins	98

SEA PORTS	Drive Time	Miles
Liverpool	33 mins	22
Holyhead	2 hrs 14 mins	104
Hull	2 hrs 30 mins	138

North Road Business Park benefits from dual access to the M53 via Junction 6 & 7, which is circa 0.5 miles away.

North Road Business Park benefits from a strong local labour supply across the region, with access to a working population of over 207,000, of which 9,100 are economically inactive and looking for employment.



PORT SUNLIGHT

LIVERPOOL CITY CENTRE



PORT OF LIVERPOOL

VAUXHALL

ELLESMERE PORT PLANT

PORT EASTHAM

STELLANTIS



Honeywell

REGATTA



NORTHWOOD

safestore

MANCHESTER SHIP CANAL

LIVERPOOL

J6

← 2 MINS →

M53

J7

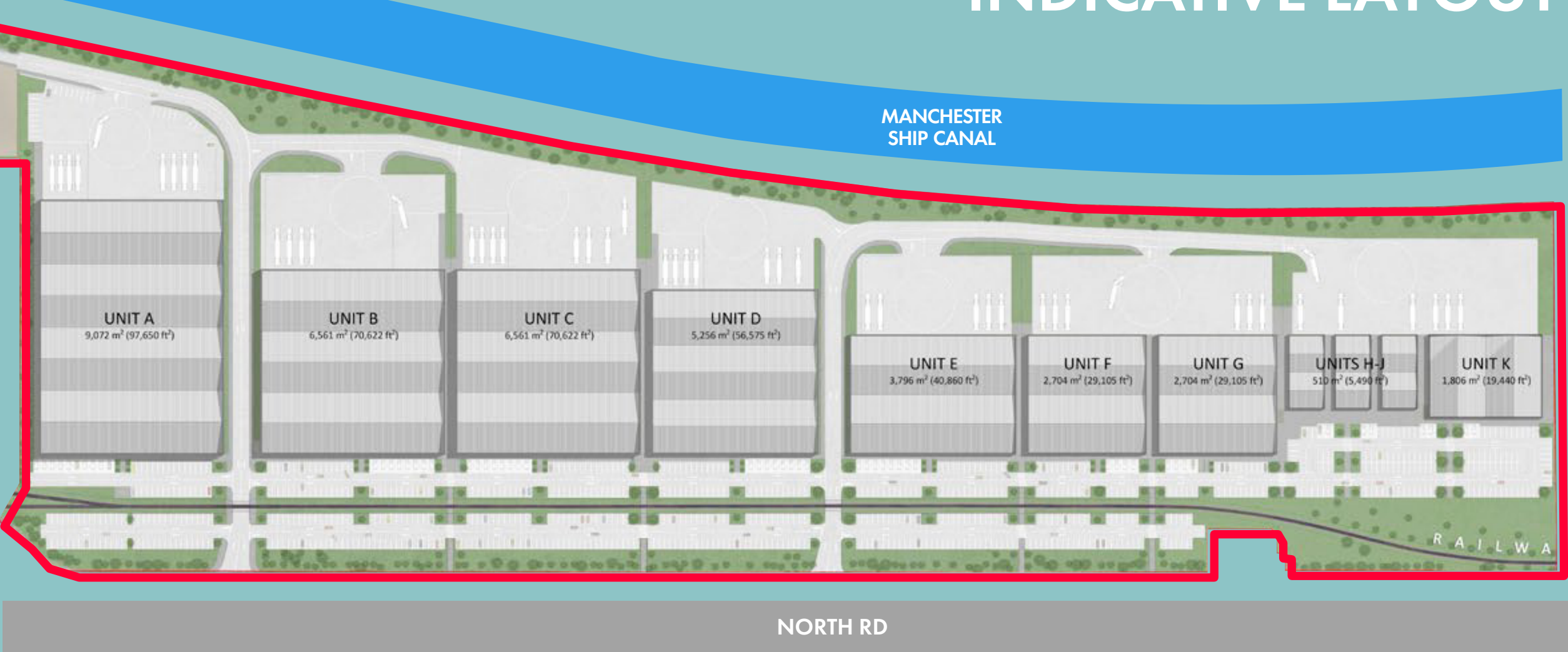
← 2 MINS →

MANCHESTER – M6

J8

INDICATIVE LAYOUT

	SQ FT	SQ M
Unit A	97,650	9,072
Unit B	70,622	6,561
Unit C	70,622	6,561
Unit D	56,575	5,256
Unit E	40,860	3,796
Unit F	29,105	2,704
Unit G	29,105	2,704
Unit H-J	5,490	510
Unit K	19,440	1,806
TOTAL	419,469	38,970



North Road Business Park is available as a whole or can be split into various plots. The site has outline consent for upto 500,000 sq ft for B2/B8, with ancillary B1(a) use classes.

North Road Business Park is well suited for Industrial Outdoor Storage (IOS) users along with development opportunities. The site benefits from multiple access points onto North Road, and could lend itself to being split for multiple occupiers.

TERMS

The site is available to purchase as a whole or in part on a Freehold basis.

VAT

VAT is applicable at the prevailing rate.

PRICE

Price on Application.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

DATA ROOM

A suite of documentation is available within the data room, access available on request.

CONTACT

For further information, please contact the agents:



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