

I-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.

Decription

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

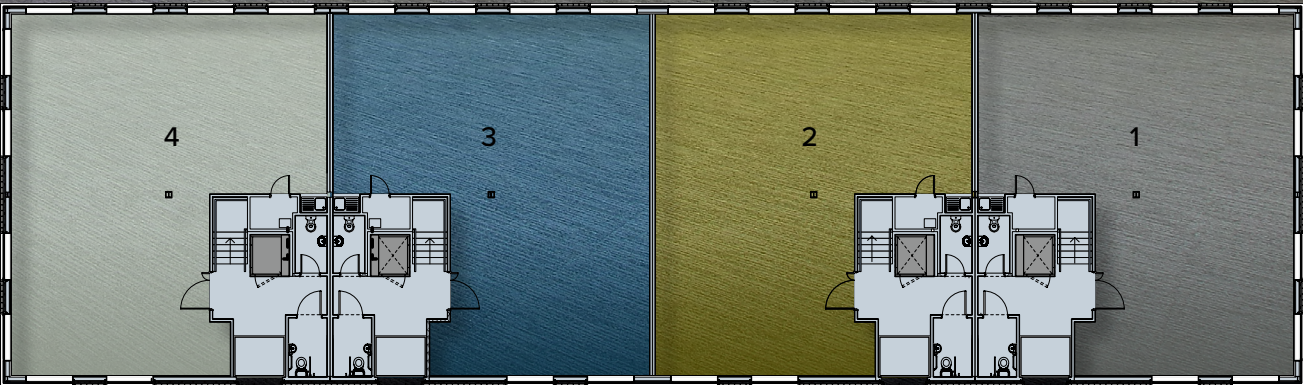
Car Parking

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



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1-4

POOL HALL ROAD

NORTH ROAD





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.

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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

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties. SUBJECT TO CONTRACT.

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