100% ENHANCED CAPITAL ALLOWANCES

AVIATOR

Hooton Business Park



TO LET/FOR SALE

AVIATOR

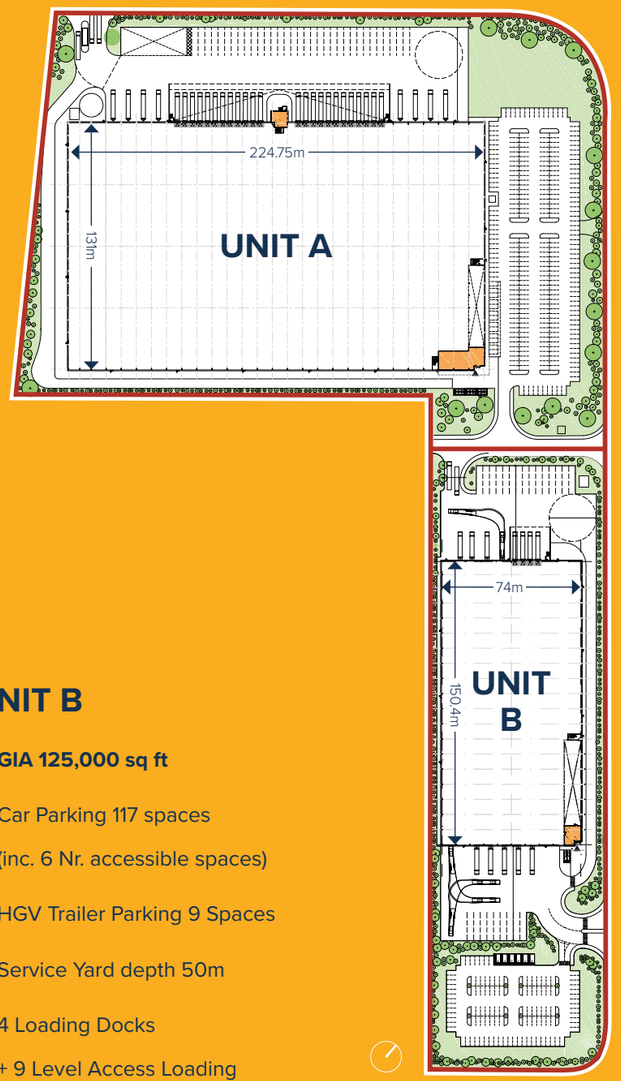
North Road, Ellesmere Port, Cheshire, CH65 1BL

Industrial units: 100,000 sq ft - 325,000 sq ft

www.aviatorindustrial.co.uk

AVIATOR

Hooton Business Park



UNIT A

- **GIA 325,000 sq ft**
- Car Parking 307 spaces
  (inc. 13 Nr. accessible spaces)
- HGV Trailer Parking 33 Spaces
- Service Yard depth 50m
- 24 Loading Docks
  + 8 Level Access Loading

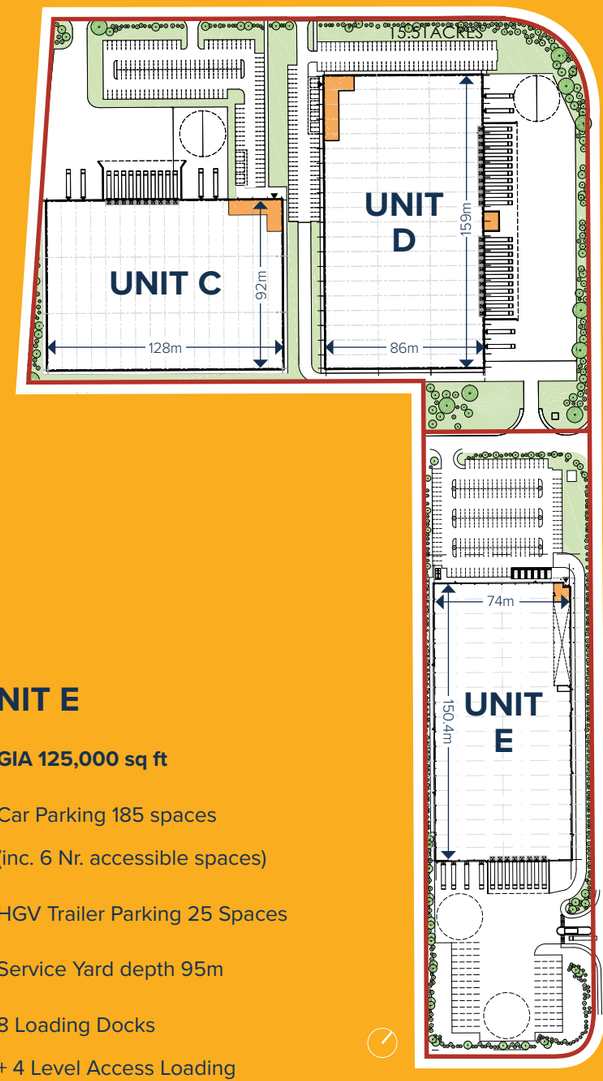
UNIT B

- **GIA 125,000 sq ft**
- Car Parking 117 spaces
  (inc. 6 Nr. accessible spaces)
- HGV Trailer Parking 9 Spaces
- Service Yard depth 50m
- 4 Loading Docks
  + 9 Level Access Loading

ALTERNATIVE LAYOUTS

UNIT C

- **GIA 130,000 sq ft**
- Car Parking 154 spaces
  (inc. 6 Nr. accessible spaces)
- Service Yard depth 50m
- 10 Loading Docks
  + 4 Level Access Loading



UNIT D

- **GIA 150,000 sq ft**
- Car Parking 139 spaces
  (inc. 10 Nr. accessible spaces)
- Service Yard depth 50m
- 22 Loading Docks
  + 4 Level Access Loading

UNIT E

- **GIA 125,000 sq ft**
- Car Parking 185 spaces
  (inc. 6 Nr. accessible spaces)
- HGV Trailer Parking 25 Spaces
- Service Yard depth 95m
- 8 Loading Docks
  + 4 Level Access Loading

STREAMLINED PLANNING

AVIATOR is subject to a Local Development Order, which grants prior planning consent for B1/B2/B8 developments of up to 1 million square feet and up to 25m building height. Detailed plans of proposed developments are submitted to the local authority for final approval prior to construction. There is no planning fee and no statutory consultation period. If occupiers have a specific requirement in terms of building size or configuration this can be accommodated within the LDO process.

ENTERPRISE ZONE

AVIATOR has Enterprise Zone status within the Cheshire Science Corridor. Occupiers can claim 100% Enhanced Capital Allowances against qualifying plant and expenditure in their first year of occupation up to 2024.

CHESHIRE SCIENCE CORRIDOR ENTERPRISE ZONE

cheshiresciencecorridorez.com


MANCHESTER SHIP CANAL
JUNCTION 7
REGATTA
M53
NORTH ROAD
JOHNSON CONTROLS
PROWELL
LESS COMMON METALS
VAUXHALL MOTORS
AMI METALS
M53
JLR / DHL
WEST ROAD
JUNCTION 6



DRIVE TIMES

	Miles	Mins
M56 J12	5	7
Airbus UK	18	23
M6 J20	24	25
Jaguar Land Rover Halewood	23	30
Liverpool Airport	25	30
Manchester Airport	33	33
Liverpool Superport	15	35
Holyhead Port	85	90

ALL ENQUIRIES

A development by

Knight Frank
0161 833 0023
KnightFrank.co.uk

Rob Taylor
rob.taylor@knightfrank.com
www.knightfrank.co.uk

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

Stephen Wade
stephenwade@legatowen.co.uk
www.legatowen.co.uk

redsun developments

www.aviatorindustrial.co.uk

The Agents for themselves and for the Seller/Lessor of this property give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. April 2018. Bella Design & Marketing www.belladesign.co.uk