



 **PIONEER
HOUSE**

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

Revitalising work space...

High Specification Offices

2,790 sq ft - 8,566 sq ft

(259.2 sq m - 795.8 sq m)

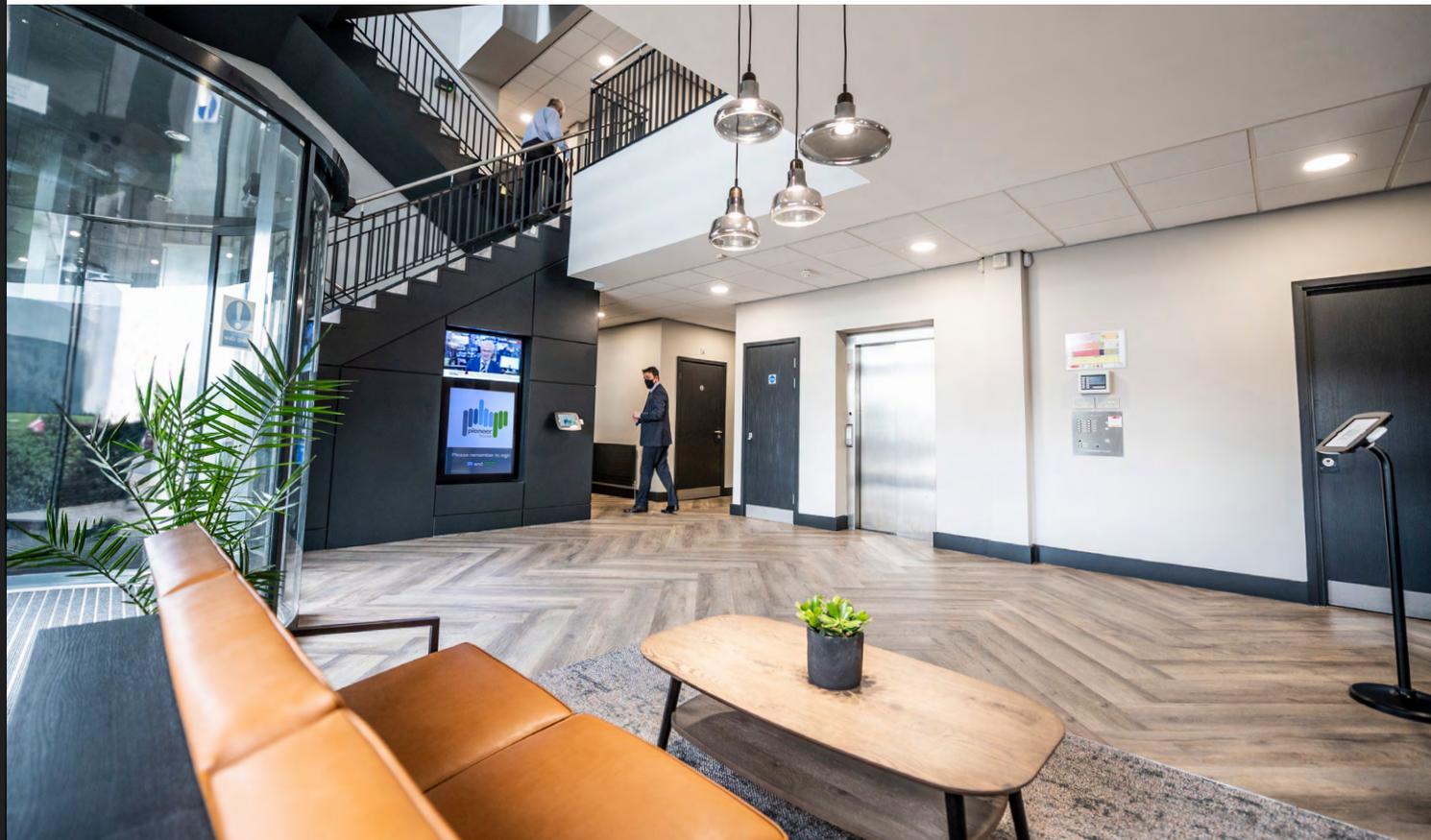
PIONEER HOUSE

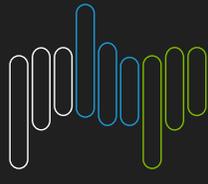
...the new perspective

Pioneer House is a purpose built contemporary three storey office building located in a picturesque open setting, framed by generous outdoor green areas.

The building interior has recently undergone an extensive upgrade throughout. In particular, the already bright triple height reception has been transformed into a considered and stylish environment using a new generation of surface materials and furnishing elements, topped off with an expressive soothing colour palette.

There is an on-site management team and a staffed reception to ensure that occupiers receive an excellent standard of service and the building is kept in tip top condition.



The logo for Pioneer House consists of a series of vertical bars of varying heights and colors (blue, green, yellow) on the left, followed by the text "PIONEER HOUSE" in a bold, white, sans-serif font.

PIONEER HOUSE

...with a focus on wellbeing

Offices areas are flexible with a specification that you would expect from a building of this calibre with raised floors throughout, power / data cabling and air conditioning.

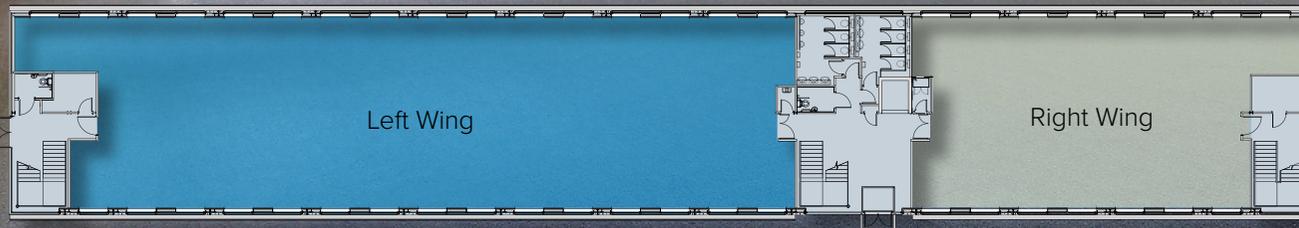
Accommodation can be personalised with the help of our decorating / design team and if required a mix of modern, stand alone and modular furniture can be supplied and installed.

Space in Pioneer House offers the added bonus of an abundance of natural light. Outdoor green spaces provide employees with opportunities to take in plenty of and fresh air, which is now an important factor when choosing office space.





Second Floor



Accommodation

Floor	Sq ft	Sq m	Availability
Second Floor (Left Wing)	5,776	536.61	Available
Second Floor (Right Wing)	2,790	259.20	Available
Total	8,566	795.80	

Specification

Pioneer House is of a high specification throughout with the following features as standard:

- Full access raised floors
- Power / Data cabling
- Full air-conditioning
- New carpeting
- New scheme of decoration

Furniture and other optional packages are available if required.

Car Parking

On-site car parking is available at a ratio of 1:220 sq ft.

CH65 1AD

CHESTER

CHESHIRE OAKS - 4 MILES

BIRKENHEAD

7

M53



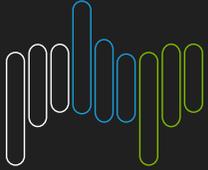
PIONEER HOUSE

POOL HALL ROAD

NORTH ROAD

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.

Terms

Available by way of traditional leases or on a fully serviced basis. Further details available upon application to 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

The accommodation has an Energy Performance Rating of C59.

Further Information

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

**Mason
Partners**

0151 227 1008
MASONPARTNERS.COM

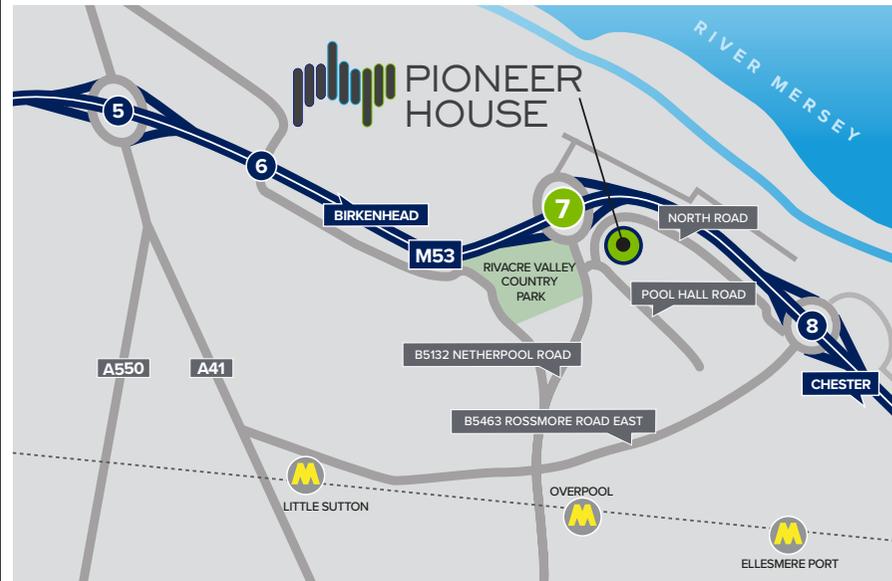
Jon Swain
jonswain@masonpartners.com
M: 07810 435071

**Bolton
Birch**

www.boltonbirch.com

01244 311 681

Jonty Goodchild
jonty@boltonbirch.com
M: 07988 160277



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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