

UNIT  
**12**

SKYHAWK  
DAKOTA BUSINESS PARK  
SPEKE

**B8**  
0151 675 5000  
[www.b8re.com](http://www.b8re.com)

TO LET

 L19 2QR



**3,788 SQ FT (351.88 SQ M) MODERN TERRACED HYBRID UNIT**

## LOCATION

Dakota Business Park is situated along Skyhawk Avenue close to Liverpool Airport in the highly successful Speke commercial area some 2 miles to the south of Liverpool centre. The highly successful New Mersey Retail Park is situated in proximity along Speke Boulevard and has attracted major occupiers including M&S, Next, B&Q, Boots and McDonald's.

The business park is accessed directly off the A561 Speke Boulevard the main arterial route in the area which connects the estate with Liverpool centre to the north and the airport and JLR to the east.

In addition, the A561 provides convenient access to the M57, M62, M6 and the Runcorn and Widnes conurbations to the east.

## DESCRIPTION

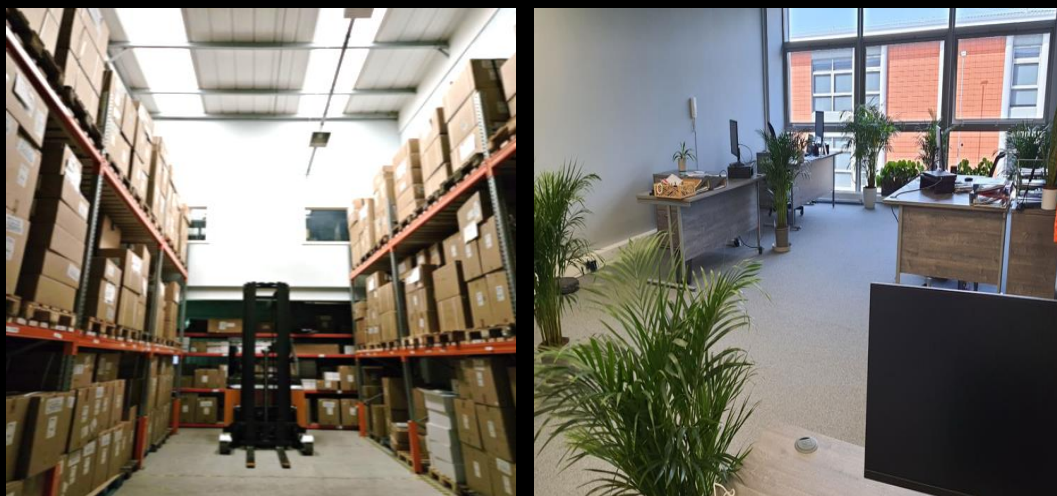
Modern hybrid unit which benefits from the following specification:-

- Steel portal frame construction
- Profile metal clad elevations
- 1 no. level loading doors
- 6m eaves height (To underside of haunch)
- 3 phase electricity
- Two storey offices
- Secure site and yard areas (with keypad access)
- Racking and Forklift available by of separate negotiation

## ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6<sup>th</sup> Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	161.75	1,741
GROUND FLOOR OFFICES	71.22	767
FIRST FLOOR OFFICES	118.91	1280
<b>TOTAL</b>	<b>351.88</b>	<b>3,788</b>





## TERMS

New Full Repairing and Insuring lease

## EPC

C - 59

A copy can be obtained on request

## TENURE

Leasehold

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information please contact:-

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