

12 SKYHAWK AVENUE
DAKOTA BUSINESS
PARK
SPEKE
L19 2QR

- ❖ Rare hybrid unit
- ❖ Prime commercial accommodation
- ❖ High specification warehouse, offices, reception and staff facilities
- ❖ Separate loading yard to rear
- ❖ Security gate with coded access
- ❖ 6m eave height



**TO LET / FOR
SALE**

**351.88 SQ.M
(3788 SQ.FT)**

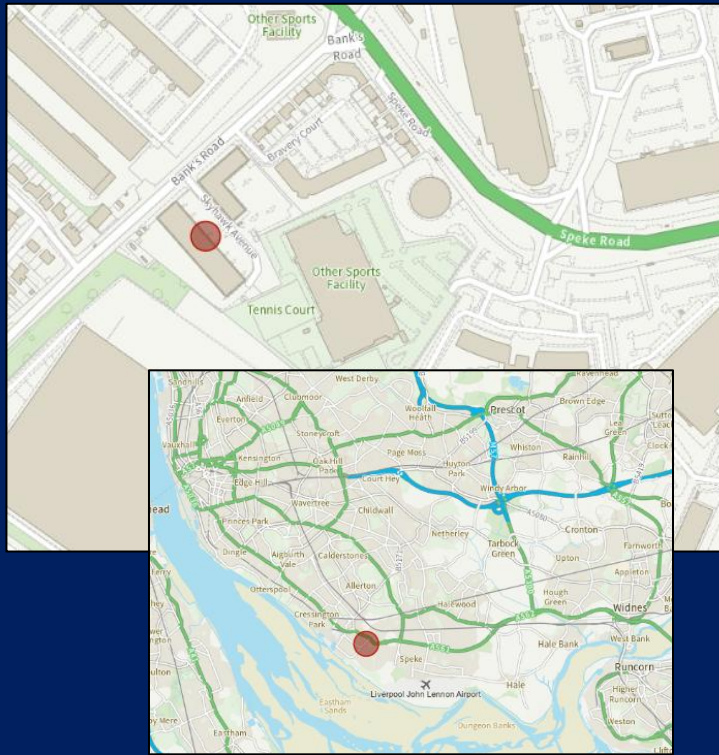
LOCATION

The business park is accessed directly off Banks Road near the junction with the A561 Speke Boulevard. The A561 provides convenient access to Liverpool City Centre, the M57/ M62, and the Runcorn and Widnes conurbations to the east.

Dakota Business Park is located on Skyhawk Avenue close to Liverpool John Lennon Airport in the highly successful Speke commercial area some 5 miles south of Liverpool City Centre.

The New Merseyrail Retail park is situated in proximity along Speke Boulevard and has attracted major occupiers including M&S, Next, B&Q, Boots and McDonalds.

SAT NAV: L19 2QR



DESCRIPTION

The property is a modern hybrid unit which benefits from the following specification:

- Steel portal frame construction
- Profile metal clad elevations
- One electric full-height loading bay door, accepting artic lorries.
- 6m eaves height
- Racking available
- 3 phase electricity
- Security shutters
- Two storey offices including perimeter trunking, LED lights, open plan layout with meeting room and full height glazing
- Kitchen facilities at ground and first floors
- Secure gated site with keypad access. The property has key fob access, security alarm and CCTV.
- 2 X WCs (inc. disabled)
- Platform lift

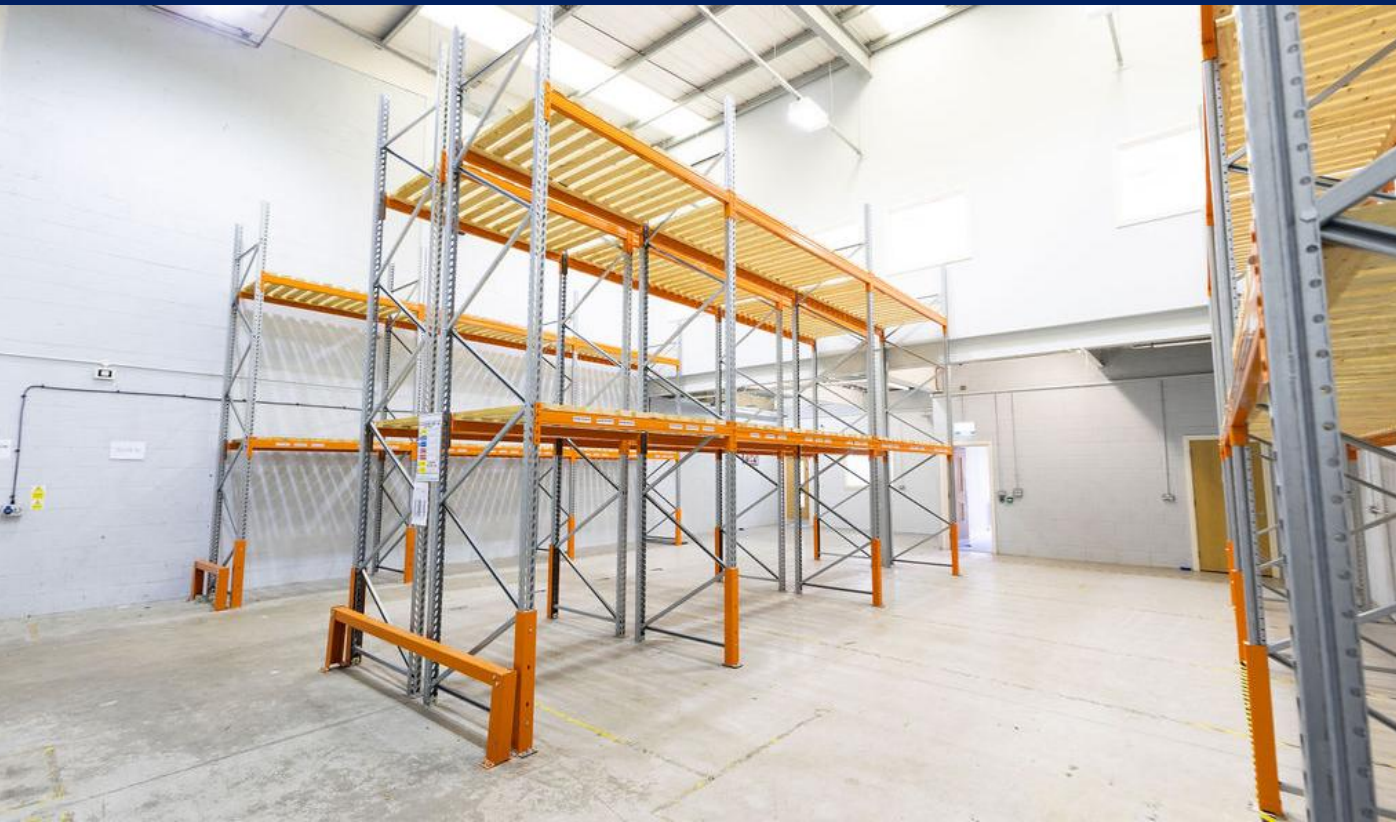
ACCOMMODATION

Warehouse: 161.75 sq. m (1,741 sq. ft)

Ground floor offices: 71.22 sq. m (767 sq. ft)

First floor offices: 118.91 sq. m (1,280 sq. ft)

Total: 351.88 sq.m (3788 sq.ft)



TERMS

The premises are available at an asking price of **£475,000** or to lease at **£39,000 pa.**

ESTATE CHARGE & INSURANCE

An estate charge and insurance is payable. Further details available on request

RATEABLE VALUE

The rateable value is £29,500. This is not the amount you pay. Rates payable are estimated at £14,500 pa. Please rely upon your own enquiries.

VAT

All prices, outgoings and rentals quoted are exclusive of but liable to VAT at prevailing rate. Further information on request.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs..

EPC

The EPC rating is **C - 59**



**MODERN HYBRID
PROVIDING
WAREHOUSE & OFFICES**





CONTACT US



WWW.KEPPIEMASSIE.COM



VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

CONTACT

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Keppie Massie (KM) give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
2. No employee of KM has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
3. KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
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5. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and KM have not tested any services, equipment or facilities. Purchasers/Tenants must satisfy themselves by inspection or otherwise.

6. KM will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards

9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

As a regulated RICS firm, we have in place a Complaints Handling Procedure which meets the regulatory requirements.

Please see <http://www.keppiemassie.com/CHP>

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.