

1-7



# Dakota Business Park

## MODERN OFFICES TO LET

Highly connected location surrounded by amenities

- > Adjacent to Liverpool's John Lennon Airport
- > Directly off Speke Boulevard providing excellent connection



Skyhawk Avenue, Liverpool, L19 2QR



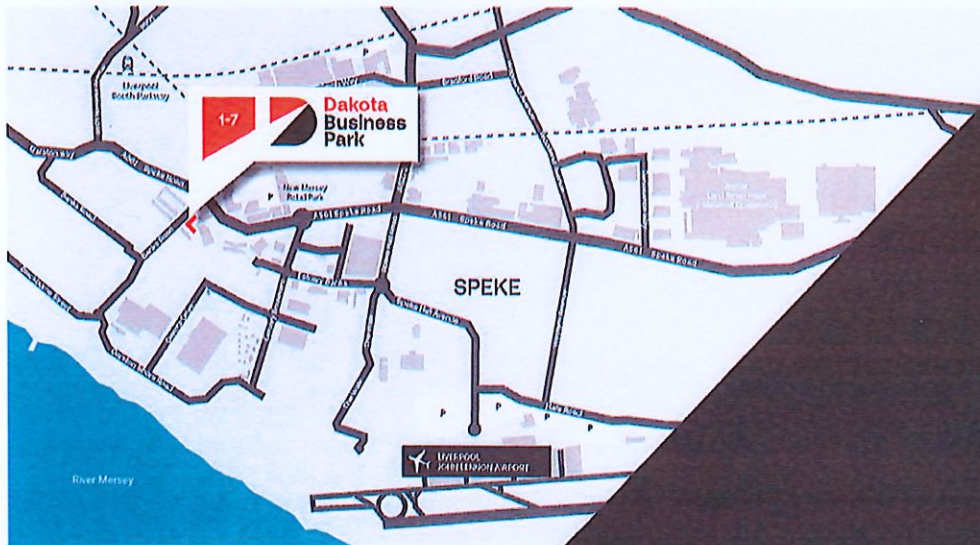
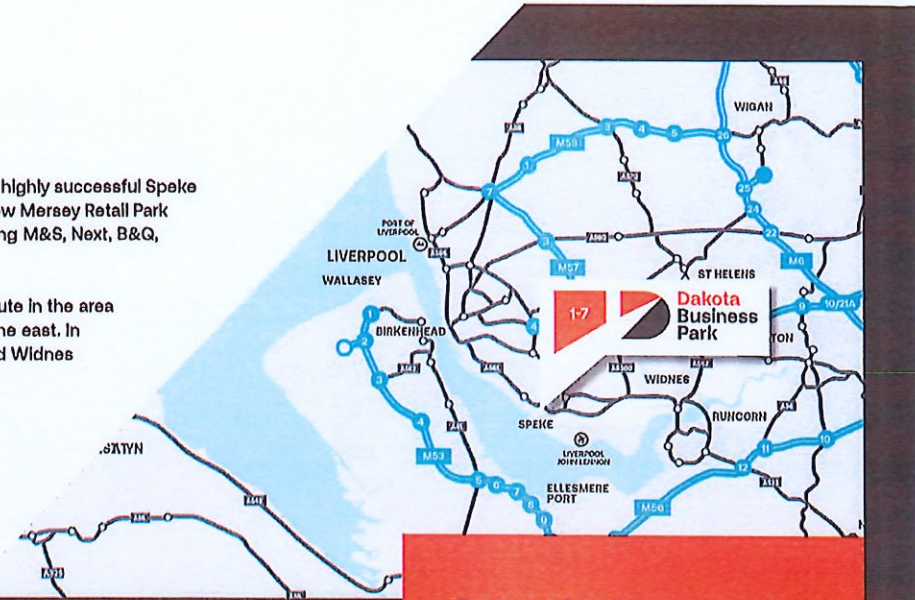


## Location

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.

Liverpool South Parkway is to the north of the Dakota Business Park which provides rail connections to both the national and region rail networks. John Lennon International Airport is a major passenger and Freight airport used by over 20 different operators.



Adjacent to Liverpool's John Lennon Airport



2 miles to Liverpool City Centre



Extremely well connected by rail, air, road & sea



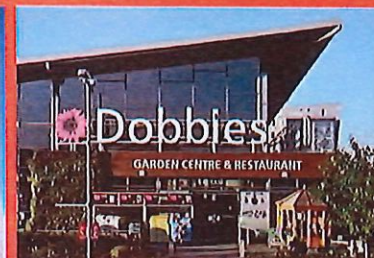
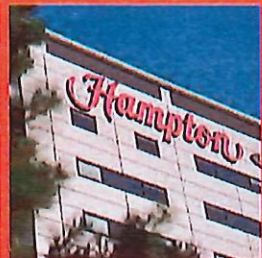
Excellent amenity adjacent to New Mersey Retail Park



Dakota Business Park is situated close to Liverpool Airport in a highly successful commercial area south of Liverpool centre.









## Communications

Liverpool benefits from excellent communication links



Dakota Business Park is situated approximately 7 miles from Junction 6 of the M62 (via Expressway) and 11 miles from Junction 12 of the M56. The M6 can be reached via the M62, M56 and M58. Manchester is within a 50 minute and Chester just 25 minutes' drive time. The second Mersey crossing between Widnes and Runcorn has further improved access to the wider road network.



Liverpool has major railway connections with the main line station being Liverpool Lime Street. It is served by Avanti trains as well as regional and local trains, with approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 15 minutes to London Euston.

Liverpool South Parkway is just under a mile from Dakota and provides both regional and national rail services, as well as significant park and ride facilities.



Liverpool John Lennon Airport is one of the UK and Europe's fastest growing airports. There are regular scheduled flights to over 60 domestic and European destinations, as well as charter flights. The growth of the airport has led to recent facilities including a new multi-storey car park, enhanced leisure facilities together with a Hampton by Hilton Hotel.



The Port of Liverpool is ranked among Britain's major container ports. A £400m post-panamax container terminal facility, known as L2, is now operational and is currently undergoing further expansion. This has doubled container capacity and made Liverpool one of the country's best-equipped and well connected terminals. Liverpool dominates Britain's container trade with North America and serves more than 100 other non-EU destinations from China to India, Africa, Australia, the Middle East and South America.

In addition to the cruise liner facility there are passenger services between Liverpool and Dublin, Belfast and Douglas (Isle of Man). There is also a ferry across the Mersey to Wirral.



## Excellent communications links via the M62, M57 and M58 motorways

### Travel Times

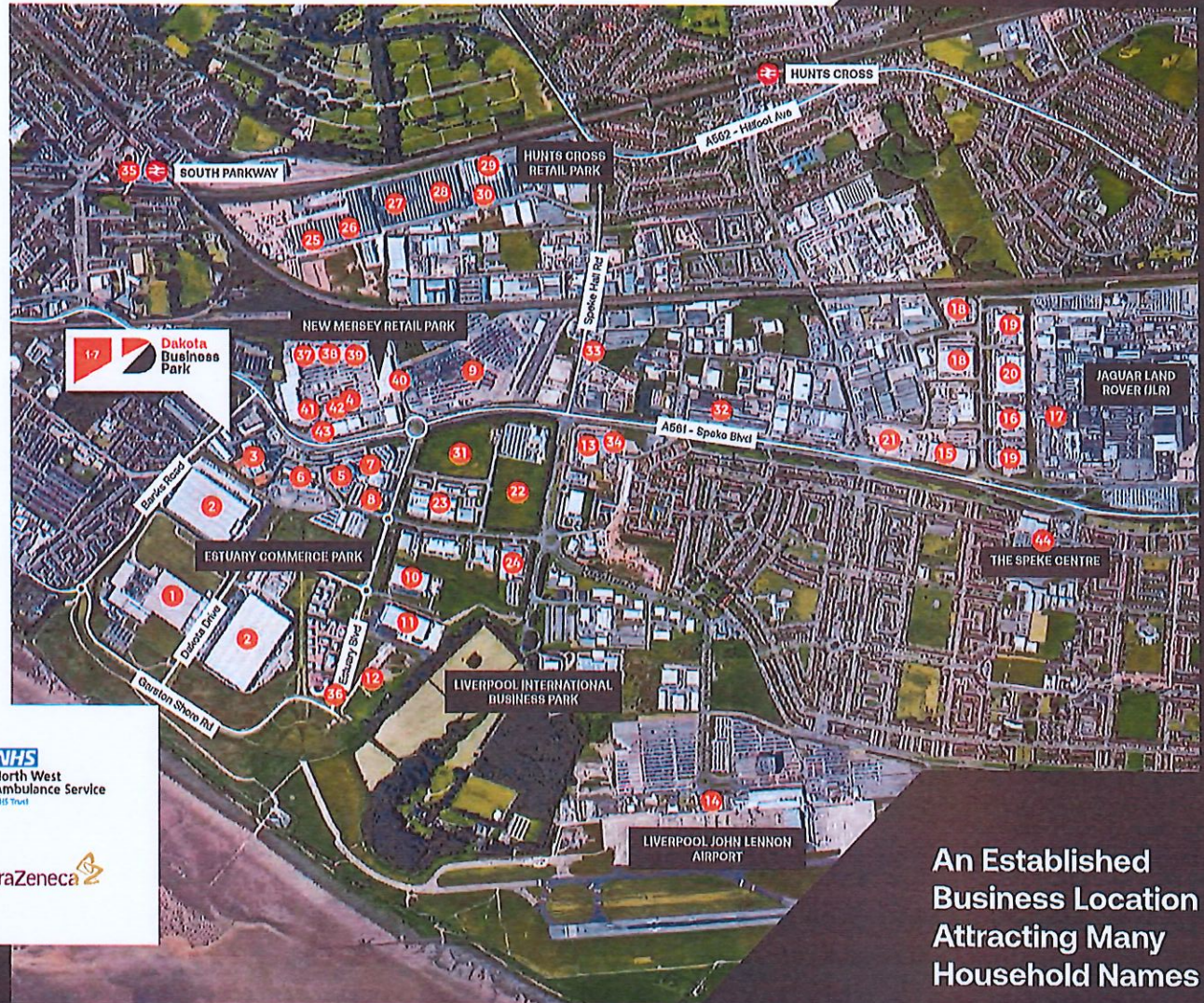
Speke Boulevard	2 Mins	0.5 Miles
Liverpool Airport	4 Mins	1.5 Miles
Port of Garston	8 Mins	3 Miles
M62 Junction 6	13 Mins	7 Miles
M56	15 Mins	11 Miles
M6	22 Mins	18 Miles
Liverpool City Centre	23 Mins	8 Miles
Liverpool Port/L2	28 Mins	13 Miles



Major employers include Royal Sun Alliance, Jaguar Land rover, Barclaycard, Shop Direct, HMRC, the Passport Office, Novartis, Eli Lilly, Riverside Housing, Jaguar Land Rover, Very Group / Shop Direct and AstraZeneca.

## Local Occupiers

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| 1. Prinovis Uk                    | 24. NHS Blood & Transplant           |
| 2. B&M Retail                     | 25. Interlink                        |
| 3. David Lloyd                    | 26. Brand Choice                     |
| 4. New Mersey Retail Park         | 27. Blagden Specialty Chemicals Ltd  |
| 5. Shop Direct                    | 28. The Rayware Group                |
| 6. Crowne Plaza                   | 29. Matalan                          |
| 7. Very Group                     | 30. Lewis's Home Retail              |
| 8. DHL                            | 31. Kays Medical                     |
| 9. Ford                           | 32. Home Bargains                    |
| 10. CommuneIs                     | 33. Screwfix                         |
| 11. Johnson Controls              | 34. Starbucks                        |
| 12. GEFCO                         | 35. South Parkway Station            |
| 13. Dobbles Garden Centre         | 36. NHS North West Ambulance Service |
| 14. Liverpool John Lennon Airport | 37. M&S Simply Food                  |
| 15. AstraZeneca                   | 38. Next                             |
| 16. DHL                           | 39. Costa Coffee                     |
| 17. Jaguar Land Rover Halewood    | 40. B&Q                              |
| 18. Novartis                      | 41. Wagamama                         |
| 19. IAC                           | 42. McDonalds                        |
| 20. Dacoma                        | 43. Cineworld                        |
| 21. Sequaris                      | 44. Morrisons                        |
| 22. SOCA                          |                                      |
| 23. Vanco                         |                                      |



An Established Business Location Attracting Many Household Names





Indicative Image



Indicative Image



## Description

The premises comprise 5 ground floor self-contained units with 2 larger self-contained suites at first floor. The offices generally benefit from the following features;

**BREEAM**

BREEAM  
'Excellent' rating



Comfort cooling



Monitored  
CCTV



Raised  
access floors



Electronic  
security gate



LG3 lighting



Passenger lift  
to suites 4 & 5



Fully carpeted



Dedicated  
parking



Fire / security  
alarms



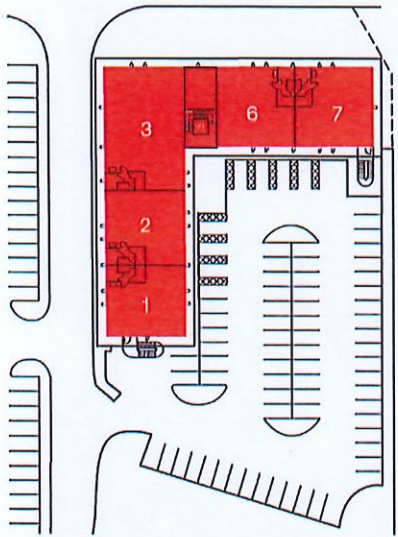
Kitchenette  
facilities



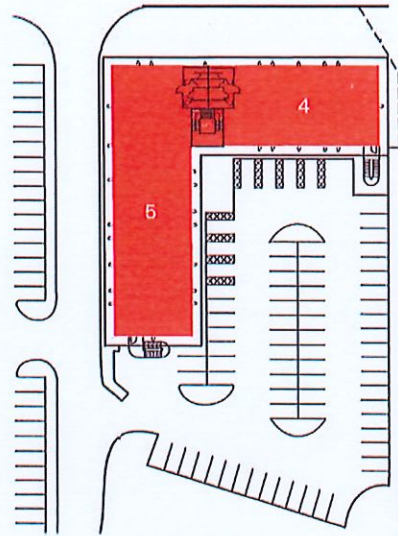
Local amenities



## Accommodation



Ground floor



First floor



Indloative Image

The property provides the following areas measured on a NIA basis -

UNIT	SQ FT	SQ M	FLOOR	
1	1,512	140.47	Ground	LET
2	1,512	140.47	Ground	LET
3	2,756	255.95	Ground	LET
4	3,704	344.11	First	AVAILABLE
5	6,325	587.61	First	LET
6	1,686	156.63	Ground	LET
7	1,684	156.45	Ground	LET





Occupiers include

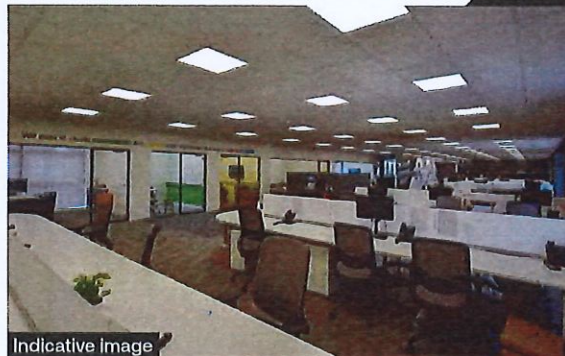


EMPIRE AESTHETICS  
LIVERPOOL LIMITED





Indicative image



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## Further Information

### Terms

The premises are available by way of a new lease on terms to be agreed.

### EPC

Available on request.

### Service Charge

A service charge will be levied towards the upkeep of common areas of the offices and site.

### Legal Costs

Each party will be responsible for its own legal costs.

### Planning

The properties have planning consent for office use.

### Viewing

Viewing arrangements & further information are available via the sole agents Avison Young.

### Hitchcock Wright & Partners

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**Hitchcock Wright & Partners**  
CHARTERED SURVEYORS

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