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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





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. Communisis | 33. Screwfix |
| 11. Johnson Controls | 34. Starbucks |
| 12. GEFCO | 35. South Parkway Station |
| 13. Dobbies 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. Yanco | |



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

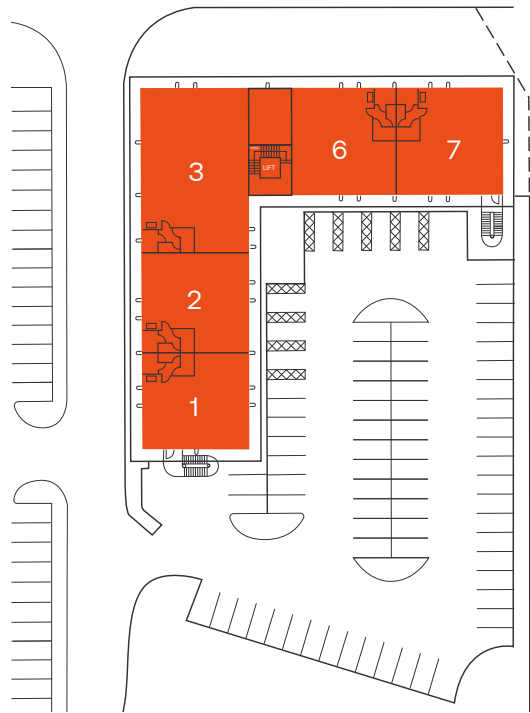

Dedicated
parking


Fire / security
alarms

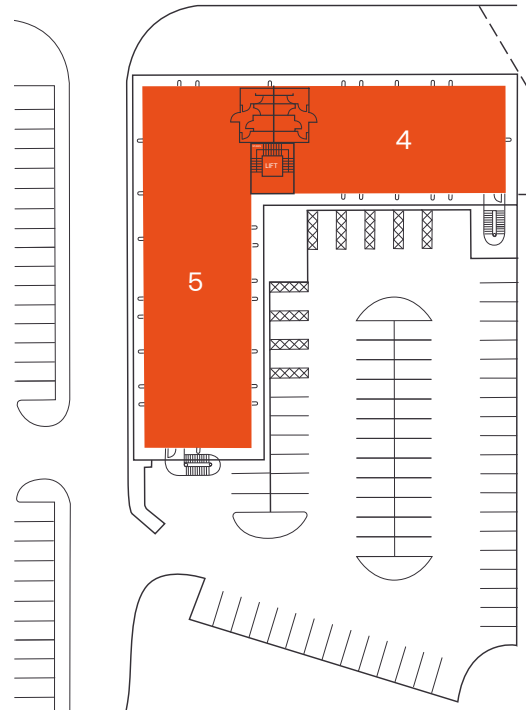

Kitchenette
facilities


Local amenities

Accommodation



Ground floor



First floor



Indicative image

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

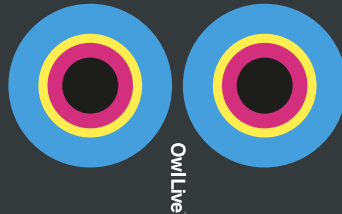
UNIT	SQ FT	SQ M	FLOOR
1	1,512	140.47	Ground
2	1,512	140.47	Ground
3	2,755	255.95	Ground
4	3,704	344.11	First
5	6,325	587.61	First
6	1,686	156.63	Ground
7	1,684	156.45	Ground



Occupiers include



Driver & Vehicle Standards Agency



EMPIRE AESTHETICS LIVERPOOL LIMITED



Indicative image



Indicative image

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.

Planning

The properties have planning consent for office use.

Legal Costs

Each party will be responsible for its own legal costs.

Viewing

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

Avison Young

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AVISON
YOUNG

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CHARTERED SURVEYORS

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