

for sale-to let

Unit 9 Dakota Business Park
Banks Road, Speke, Liverpool L19 2QR
Modern Office/Industrial Hybrid Unit

3,800 sq ft (352 sq m)



- Business Park Setting
- Close to Retail Park & Airport
- Lots of Car Parking
- Large Secure Rear Yard/Loading
- Quality Internal Offices
- High Specification Lighting
- Platform Lift Included

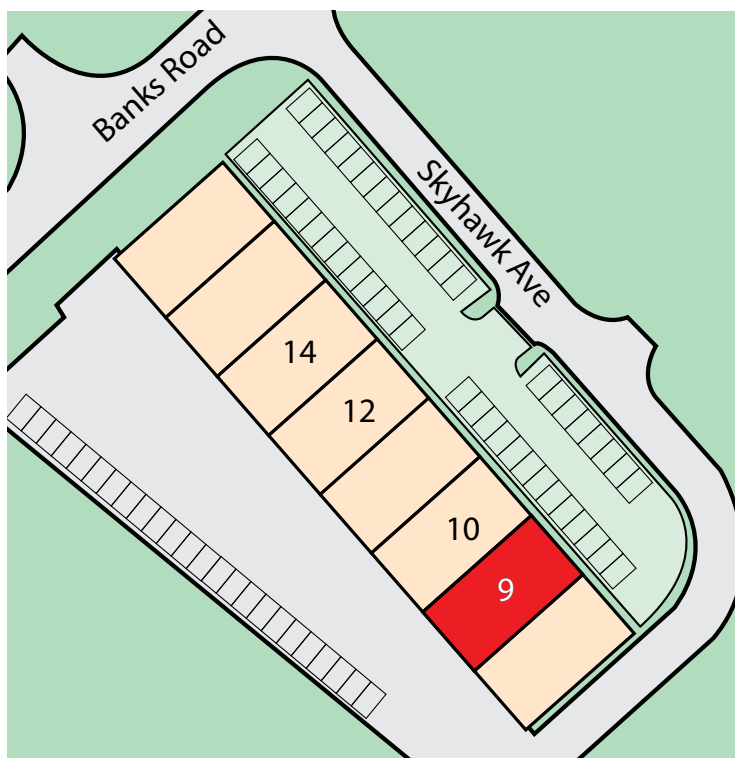
For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

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Unit 9 Dakota Business Park **Speke**

**PRICE****£350,000****RENT****£28,500 pa****SERVICE CHARGE****Approx £2,800****RATES PAYABLE 20/21****Approx £10,500**

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd, Egerton House
Tower Road, Birkenhead CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT

**LOCATION**

Dakota Business Park is situated on Banks Road just off Speke Boulevard (A561) which provides easy access to the M57 motorway. Liverpool City Centre is 5 miles away.

DESCRIPTION

The property comprises an impressive two storey hybrid office building incorporating traditional warehouse accommodation. There is a feature glazed two storey offices section to the front with traditional 6m eaves warehouse to the rear. The warehouse and offices are fitted out to a high specification. Outside there is a good sized yard to the rear and secure car parking to the front.

TENURE/TENANCY

The Unit is to let on a new occupational lease or alternatively is available on a 250 year lease.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Ground Floor	235 sq m	2,533 sq ft
First Floor Offices	117 sq m	1,267 sq ft
Total Gross Internal Area	352 sq m	3,800 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT will be payable on the rent and/or purchase price.

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