

# TOTAL property

BAYLEYS

Commercial Collection

2014 / issue 5



**53% UNCONDITIONALLY SOLD**

With More Sales Pending

**Total Auction Sale Value (Auckland) in Excess of \$25 Million**

Total Property Issue 5, 03<sup>rd</sup> December 2014, Bayleys Maritime Square Auction Room

## Hospitable Hotshots

The mega-players in the hospo' arena talk strategy and numbers →

## Year to Date

How the commercial and industrial sector has tracked nationwide →

## For Sale

Over 100 properties and businesses →



Maritime Square, Commercial: 11.00am, Wednesday 03 December 2014

LOT 1		<p><b>REMUERA, 1 Wootton Road</b></p> <p>Surrounded by a host of medical specialists, situated on the northern slopes of Remuera / Newmarket. Holding income from three tenants of \$67,000pa. Prime two road frontages.</p> <p>Sale Price: \$2,310,000      Yield: 2.90%</p> <p><a href="http://www.bayleys.co.nz/1970109">www.bayleys.co.nz/1970109</a></p> <p><b>Shane Snijder AREINZ 021 730 488</b>      <b>Robert Ashton AREINZ 021 633 398</b></p> <p><small>Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</small>      <small>Bayleys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008</small></p>
LOT 2		<p><b>EPSOM, 567 Manukau Road</b></p> <p>An exceptional freehold opportunity centrally located in the vibrant and thriving village well known as Greenwoods Corner. Comprising approx. 137.3m<sup>2</sup> of lettable area on 172m<sup>2</sup> site.</p> <p>Sale Price: \$750,000</p> <p><a href="http://www.bayleys.co.nz/419608">www.bayleys.co.nz/419608</a></p> <p><b>Ben Wallace 021 184 4747</b>      <b>Brendan Graves 021 164 7422</b></p> <p><small>Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</small>      <small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p>
LOT 3		<p><b>POKENO, 39 Great South Road</b></p> <p>Returning \$31,200pa + GST, capitalise on the projected commercial and residential growth in Pokeno. Prime corner site with two road frontages. Great opportunity for fast food outlet.</p> <p>Sale Price: \$816,000      Yield: 4.16%</p> <p><a href="http://www.bayleys.co.nz/1970111">www.bayleys.co.nz/1970111</a></p> <p><b>Shane Snijder 021 730 488</b>      <b>Peter Migounoff 027 492 0788</b></p> <p><small>Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</small>      <small>Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</small></p>
LOT 4		<p><b>MANUKAU, 46 Eugenia Rise</b></p> <p>Well presented four retail premises (one being vacant) and one basement flat. IEP Rating A+.</p> <p>Returning a combined income of \$74,390.98pa from both retail and residential tenancies.</p> <p>Sale Price: \$1,023,000      Yield: 7.27%</p> <p><a href="http://www.bayleys.co.nz/1900054">www.bayleys.co.nz/1900054</a></p> <p><b>Tony Chaudhary 021 995 121</b>      <b>Janak Darji 021 047 1290</b></p> <p><small>Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</small>      <small>Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</small></p>
LOT 5		<p><b>PARNELL, 8 Augustus Terrace</b></p> <p>Modern four level commercial building with six car parks. Floor area 309m<sup>2</sup>. Partly leased with current holding gross income \$59,000pa. Rare standalone Parnell purchasing opportunity.</p> <p>Sale Price: \$1,342,000      Yield: 4.40%</p> <p><a href="http://www.bayleys.co.nz/419594">www.bayleys.co.nz/419594</a></p> <p><b>Matt Lee 021 1515 505</b>      <b>James Chan 021 934 054</b></p> <p><small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small>      <small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p>
LOT 6		<p><b>MT EDEN, 660 Dominion Road</b></p> <p>First time on the market in 20 years. Part leased of \$62,500pa + GST. Land area approx. 470m<sup>2</sup> standalone freehold corner site provides huge potential. Demo Clause after July 2018.</p> <p>Sale Price: confidential</p> <p><a href="http://www.bayleys.co.nz/419584">www.bayleys.co.nz/419584</a></p> <p><b>Millie Liang 021 968 128</b></p> <p><small>Bayleys Real Estate Ltd, Licensed under the REA Act 2008</small></p>
LOT 7		<p><b>PUKEKOHE, 83 King Street</b></p> <p>Returning \$72,723pa, spread over four income streams is this fully leased, split-risk investment opportunity. Located in the prime central retail area of Pukekohe on a land area of 531m<sup>2</sup>.</p> <p>Available</p> <p><a href="http://www.bayleys.co.nz/1970110">www.bayleys.co.nz/1970110</a></p> <p><b>Peter Migounoff 027 492 0788</b>      <b>Graeme Moore 021 906 482</b></p> <p><small>Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</small>      <small>Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</small></p>

LOT 8

**TAKAPUNA, 473 Lake Road**

Mixed use investment on 197m<sup>2</sup> of freehold land. A restaurant on the ground floor and an apartment above. Returning \$53,100pa + OPEX (GST inclusive, 30% opex non-recoverable).

Sale Price: \$800,000 Yield: 6.64%

[www.bayleys.co.nz/377289](http://www.bayleys.co.nz/377289)

**Damian Stephen 021 80 80 92**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Eddie Zhong 021 22 77 110**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 9

**ALBANY, Unit F, 52 Oteha Valley Road**

Cafe Investment returning \$36,000pa + GST + OPEX with six exclusive stacked car parks + exclusive outdoor area. Strategically located on main arterial route with high profile & exposure.

Sale Price: \$560,000 Yield: 6.43%

[www.bayleys.co.nz/377290](http://www.bayleys.co.nz/377290)

**Damian Stephen 021 80 80 92**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Eddie Zhong 021 22 77 110**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 10

**PANMURE, 8 Basin View Lane**

Fee Simple, single storey building - 106m<sup>2</sup>. In close proximity to Panmure Domain and the newly built train station. Keen vendor.

Sale Price: \$258,000

[www.bayleys.co.nz/1900062](http://www.bayleys.co.nz/1900062)

**Tony Chaudhary 021 995 121**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Janak Darji 021 047 1290**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

## The Following Auctions Will Not Commence Before 12.00pm

LOT 11

**EAST TAMAKI, 386 Ti Rakau Drive**

2,121m<sup>2</sup> of high exposure on Ti Rakau Drive. Invest now to add value later. Gull Petroleum (NZ) Limited as an established tenant. Returning \$261,183.23pa + GST + Outgoings.

Sale Price: \$2,820,000 Yield: 9.26%

[www.bayleys.co.nz/1900061](http://www.bayleys.co.nz/1900061)

**Tony Chaudhary 021 995 121**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Shane Snijder 021 730 488**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

LOT 12

**NORTHCOTE, 50 Lake Road**

Stand alone, multi tenanted investment with add value opportunity. Returning \$72,857pa (net). Fee simple title consisting 1,208m<sup>2</sup> (more or less). Located 10 minutes from Auckland's CBD.

Sale Price: \$1,410,000 Yield: 5.17%

[www.bayleys.co.nz/377296](http://www.bayleys.co.nz/377296)

**Dean Gilbert-Smith 021 445 290**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Simon Aldridge 021 774 951**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 13

**HOWICK, 180 Moore Street**

High profile corner with multiple access. Split risk with future development potential. Returning a combined income of \$122,105.04pa + GST + Outgoings. Seismic (IEP) rating 70%.

Available

[www.bayleys.co.nz/1900055](http://www.bayleys.co.nz/1900055)

**Tony Chaudhary 021 995 121**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Shane Snijder 021 730 488**

Bayleys Real Estate Ltd, Counties,  
Licensed under the REA Act 2008

LOT 14

**PENROSE, 176-178 Station Road**

High profile fronting onto Station Road in Penrose. Two freehold titles combined on 1,621m<sup>2</sup> in Penrose. Two leases returning \$92,560pa + GST + Outgoings. Redevelopment potential.

Sale Price: \$1,230,000 Yield: 7.53%

[www.bayleys.co.nz/419638](http://www.bayleys.co.nz/419638)

**Mark Pittaway 021 721 119**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 15

SOLD



**PONSONBY, Units Q & R, 1 Jervois Road**

Two ground floor units leased to Media Works Radio returning \$25,330pa + GST + OPEX with two carparks included. A grade seismic rating (89% of NBS).

Sold Prior \$400,000 Yield: 6.33%  
www.bayleys.co.nz/377291

**Damian Stephen 021 80 80 92**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Quinn Ngo 021 888 378**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 16

SOLD



**WARKWORTH, 6 Morrison Drive**

Purpose-built storage facility built in 2008, in Warkworth's Prime Industrial Area, 57 low-maintenance units ranging from 13.5m<sup>3</sup> to 126m<sup>3</sup>. Modern Security System.

Sale Price: \$1,905,000  
www.bayleys.co.nz/189928

**Duncan Napier 027 283 8021**

Mackys Real Estate Ltd, Bayleys,  
Licensed under the REA Act 2008

**Steve Orr 021 616 020**

Mackys Real Estate Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 17



**EAST TAMAKI, Corner Harris Road and Nandina Avenue**

Returning \$120,000pa + GST is this huge 2,530m<sup>2</sup> site with two road frontages. Capitalise on the high traffic flows. A rare opportunity to own in a tightly held area.

Available  
www.bayleys.co.nz/1970112

**Shane Snijder 021 730 488**

Bayleys Real Estate Ltd, Counties,  
Licensed under the REA Act 2008

**John Bolton 021 926 016**

Bayleys Real Estate Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 18

SOLD



**EAST TAMAKI, 21 Stonedon Drive**

Well established tenant on new four year lease. 1,960m<sup>2</sup> of land in total. IEP rating of 100% plus. Returning \$114,000pa + GST and Outgoings.

Sale Price: confidential  
www.bayleys.co.nz/419573

**Mark Pittaway 021 721 119**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**John Bolton 021 925 016**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 19



**PAIHIA, Dolphin Motel, 69 Williams Road**

Land, buildings and business available. Ten units + one bedroom managers unit. High profile location, close to Paihia's main street. Land area approximately 1,012m<sup>2</sup>.

Available - highest offer not yet accepted  
www.bayleys.co.nz/419606

**Paul Dixon 022 091 7399**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Chester Rendell 021 964 873**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 20



**OTAHUHU, 32-34 Great South Road**

Corner site. Four retail tenancies, plus 28 room guest house. Currently returning \$306,092pa. Modern well presented property in a high profile location.

Available  
www.bayleys.co.nz/1900059

**Dave Stanley 021 326 820**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Ben Bayley 021 537 503**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

The Following Auctions Will Not Commence Before 1.00pm

LOT 21

SOLD



**AUCKLAND CENTRAL, 9B Victoria Street East**

High-profile freehold property of 48m<sup>2</sup>, located in the heart of the city centre. Tenanted by a convenience store/money exchange business, returning \$48,000 + GST.

Sale Price: \$775,000 Yield: 6.19%  
www.bayleys.co.nz/419593

**Quinn Ngo 021 888 378**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Matt Lee 021 1515 505**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 22



### ST JOHNS, Unit 6, 23 Hannigan Drive

High stud warehouse and office with five exclusive carparking. Total floor area of 224m<sup>2</sup> with 79m<sup>2</sup> of mezzanine floor allowing for easy transfer of goods between GF and mezzanine floor.

Sold Prior \$336,000

[www.bayleys.co.nz/419550](http://www.bayleys.co.nz/419550)

**Millie Liang 021 968 128**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**James Valentine 021 023 71 868**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 23



### ALBANY, Unit C, 234 Bush Road

Approximately 380m<sup>2</sup> office and warehouse with six exclusive car parks. Tilt slab construction and a modern established development. Excellent motorway access.

Available - highest offer not yet accepted

[www.bayleys.co.nz/377297](http://www.bayleys.co.nz/377297)

**Alex Strever 021 673 969**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 24



### OTAHUHU, 59-81 Station Road

Multiple tenancies. High yield expected. Returning approximately \$332,000pa net + GST. The property is over three levels on a 1,943m<sup>2</sup> site. Six retail tenancies and 31 room guest house.

Available

[www.bayleys.co.nz/1900058](http://www.bayleys.co.nz/1900058)

**Ben Bayley 021 537 503**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Dave Stanley 021 326 820**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

LOT 25



### ROYAL OAK, 772-776 Manukau Road

High yield investment, well positioned in the busy centre of Royal Oak retail shops and opposite the shopping mall. Fully tenanted returning net \$139,172pa + GST.

Sale Price: \$795,000

[www.bayleys.co.nz/377300](http://www.bayleys.co.nz/377300)

**Ranjan Unka 021 711 755**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Quinn Ngo 021 888 378**

Bayleys Real Estate Limited,  
Licensed under the REA Act 2008

LOT 26



### HENDERSON, 11 & 13 The Concourse

Two adjoining freehold sites, each 1,012m<sup>2</sup>. One with substantial existing workshop, the other with basic improvements. Excellent exposure and ease of motorway access.

Available

[www.bayleys.co.nz/419589](http://www.bayleys.co.nz/419589)

**Grant Miller 027 573 7618**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Mike Adams 021 977 527**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 27



### MANUREWA, 327 Great South Road

3,288m<sup>2</sup> Fee Simple, Business 5 land. Includes a warehouse/workshop/office of approximately 320m<sup>2</sup>. Ideal for owner occupier as a car yard, timber or trucking yard or development.

Sale Price: \$1,550,000

[www.bayleys.co.nz/1900070](http://www.bayleys.co.nz/1900070)

**Katie Wu 027 230 7895**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Roy Rudolph 021 710 985**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

LOT 28



### PAPAKURA, 41A Elliot Street

Prime position with great exposure. Well presented corner unit with a renewed three year lease starting from 1st June 2014. Currently returning \$39,000pa + GST & Outgoings.

Sold Prior \$802,000 Yield: 4.86%

[www.bayleys.co.nz/1900057](http://www.bayleys.co.nz/1900057)

**Dave Stanley 021 326 820**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Nick Bayley 021 174 2440**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

LOT 29



### HUAPAI, 326 Main Road

Strategically positioned high profile 1,012m<sup>2</sup> site for commercial development. Only 20 minutes (approximately) from Auckland City. Approved plans and resource consent available.

Available

[www.bayleys.co.nz/151253](http://www.bayleys.co.nz/151253)

**Angela Little AREINZ 021 421 967**

Spiller & Little Ltd, Bayleys,  
Licensed under the REA Act 2008

**Grant Miller 027 573 7618**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 30

SOLD



### WAIRAU VALLEY, 96 Wairau Road

Prime high profile site fronting Wairau Road. Leased to well known local business U-Sell North Shore Limited returning \$63,000pa + GST and OPEX. Future development site zone 9.

Sale Price: \$1,155,000 Yield: 5.45%

[www.bayleys.co.nz/377301](http://www.bayleys.co.nz/377301)

**Rosemary Wakeman 021 225 4960**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Trevor Duffin 021 245 9731**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 31



### HENDERSON, 11 The Concourse

An unimproved site of 1,012m<sup>2</sup> with lease until August 2015 providing holding income and offering numerous purchaser options. Excellent exposure and ease of motorway access.

Available

[www.bayleys.co.nz/419589](http://www.bayleys.co.nz/419589)

**Grant Miller 027 573 7618**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Mike Adams 021 977 527**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 32



### HENDERSON, 13 The Concourse

Currently occupied and offers substantial improvements comprising a workshop (offices and amenities included) with excellent on-site parking, security and end use options.

Available

[www.bayleys.co.nz/419589](http://www.bayleys.co.nz/419589)

**Grant Miller 027 573 7618**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Mike Adams 021 977 527**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 33



### AIRPORT OAKS, 62 Ascot Road

Winner of Best Design Commercial Building, 1984. 4,048m<sup>2</sup> Freehold corner site.

Approximately 2,190m<sup>2</sup> floor area. Ample on-site car parking and dual access. IEP 100%

Available

[www.bayleys.co.nz/1900053](http://www.bayleys.co.nz/1900053)

**Jamsheed Sidhwa 021 55 46 57**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Luke Carran 021 292 6907**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

LOT 34



### MORNINGSIDE, Unit E, 7 Taylors Road

Extensively refurbished. Turn key owner occupier solution. Air conditioned office warehouse with a total floor area of 412m<sup>2</sup> with six car parks.

Withdrawn - please contact listing agent

[www.bayleys.co.nz/419596](http://www.bayleys.co.nz/419596)

**Clint Barber 021 999 338**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 35



### MORNINGSIDE, Unit J, 7 Taylors Road

Extensively refurbished. Turn key owner occupier solution. Air conditioned office warehouse with a total floor area of 147.7m<sup>2</sup> with four car parks.

Withdrawn - please contact listing agent

[www.bayleys.co.nz/419596](http://www.bayleys.co.nz/419596)

**Clint Barber 021 999 338**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 36



### TAKAPUNA, Unit B, 106-108 Hurstmere Road

Two shops on one unit title, returning \$79,500pa + GST + OPEX. Approximately 133.7m<sup>2</sup> of net lettable area. Located in the heart of Takapuna with dual frontage.

Available

[www.bayleys.co.nz/377286](http://www.bayleys.co.nz/377286)

**Simon Aldridge 021 774 951**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Damian Stephen 021 80 80 92**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 37

SOLD



### WAIRAU VALLEY, 4D Target Court

Industrial unit available with vacant possession. Total floor area of 320m<sup>2</sup>. Well located to main arterials and motorway interchanges. Ideal for owner occupiers or investors.

Sold Prior \$575,000

[www.bayleys.co.nz/377316](http://www.bayleys.co.nz/377316)

**Ranjan Unka 021 711 755**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Matt Mimmack 021 229 5878**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

LOT 38



### OTAHUHU, 47 Huia Road

2,592m<sup>2</sup> Freehold site in the centre of Otahuhu with a 75% NBS. Perfect opportunity for developers/speculators who could potentially split into separate tenancies.

Available

[www.bayleys.co.nz/347081](http://www.bayleys.co.nz/347081)

**Simon Andrews 021 579 055**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

**Nick Bayley 021 174 2440**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

LOT 39



### WAIRAU VALLEY, Unit 18, 18 Link Drive

Leased to an established tenant until 20th September 2019 with one right of renewal. 'A' grade seismic rating at 90%. Approximately 380m<sup>2</sup> with nine car parks returning \$69,152pa + GST.

Available

[www.bayleys.co.nz/377302](http://www.bayleys.co.nz/377302)

**Trevor Duffin 021 245 9731**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**John Algie 021 772 932**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 40



### TAKANINI, 100 Takanini School Road

Dual access site with high and low stud warehousing and roomy office layout. Total floor area of 2,260m<sup>2</sup> and land area of 2,969m<sup>2</sup>. Holding income of \$120,000pa.

Available

[www.bayleys.co.nz/1950121](http://www.bayleys.co.nz/1950121)

**Peter Migounoff 027 492 0788**

Bayleys Real Estate Ltd, Counties,  
Licensed under the REA Act 2008

**Piyush Kumar 027 410 4750**

Bayleys Real Estate Ltd, Counties,  
Licensed under the REA Act 2008

LOT 41



### AUCKLAND CENTRAL, 58/210 Victoria Street West

Returning \$26,832pa +GST from established tenant. Outstanding location with quality fit out & further potential net growth. Strong lease profile with further two x four years Right of renewal.

Available

[www.bayleys.co.nz/419586](http://www.bayleys.co.nz/419586)

**Paul Dixon 022 091 7399**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Samantha Ferguson 021 110 5321**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 42



### KELSTON, Units 3 & 4, 17 Cartwright Road

Three industrial units, two tenanted and one vacant. Receives a gross rental of \$26,500pa + GST from two established tenants with generous leases in place. Total floor area of 360m<sup>2</sup>.

Available

[www.bayleys.co.nz/419613](http://www.bayleys.co.nz/419613)

**Derek Presland 027 493 0641**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Paul Dixon 022 091 7399**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 43



### HIGHLAND PARK, Units N & M, 17 Aviemore Drive

Combined net rental of \$163,306 + GST + OPEX (63%). Majority interest in Body Corporate. Quality fit out of both tenancies. Long established tenants. Includes 43 car parks.

Withdrawn - please contact listing agent

[www.bayleys.co.nz/1900051](http://www.bayleys.co.nz/1900051)

**Geoff Wyatt 021 982 322**

Bayleys Real Estate Ltd, Manukau,  
Licensed under the REA Act 2008

LOT 44



### ALBANY, Unit J, 33 Triton Drive

Approx. 312m<sup>2</sup> trophy retail/office property in an established development. Holding income from NZ Post (PO Box Lobby) and a new office tenant, retail tenant pending.

Withdrawn - please contact listing agents

[www.bayleys.co.nz/377326](http://www.bayleys.co.nz/377326)

**Adam Curtis 021 720 997**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**Rosemary Wakeman 021 225 4960**

Devereux Howe-Smith Realty Ltd, Bayleys,  
Licensed under the REA Act 2008

**AUCTIONEERS:** Richard Valintine Daniel Coulson Sabine Davison

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**Unit Titles Act 2010:** Prospective purchasers wishing to bid at auction on Unit Title properties acknowledge that they have sighted and approved the pre-contract disclosure statement pursuant to section 146 of the Unit Titles Act 2010 and that the obligation of the vendor under the Act has been met.