

City & Fringe

Your quarterly update on Auckland's City and City Fringe commercial property market.

Quarter 4, 2014

Feature Deals in Auckland's City & Fringe

(1 October – 31 December)

80 Anzac Avenue, Auckland Central

Sold for \$6,350,000 + GST Yield 8.4%



Sold Off Market to an Off-Shore Investor
Agent: Alan Haydock

52 Sale Street, Auckland Central

Sold for \$3,750,000 + GST



Sold by Tender to an Owner Occupier
Agents: Alan Haydock and Phil Haydock

116 Symonds Street, Auckland Central

Sold for \$3,600,000 + GST



Sold Off Market to an Owner Occupier
Agents: Phil Haydock and Alan Haydock

293-297 Ponsonby Road, Ponsonby

Sold for \$2,820,000 + GST Yield 5.3%



Sold at Auction to an Investor
Agent: Cameron Melhuish

3 Enfield Street, Mount Eden

Sold for \$2,800,000 + GST Yield 8.3%



Sold Off Market to a Developer
Agent: Alan Haydock

103 Customs Street West, Viaduct

Sold for \$2,250,000 + GST Yield 7.5%



Sold by Tender to an Investor
Agents: Damien Bullick and Alan Haydock

242 Great South Road, Greenlane

Sold for \$2,207,000 + GST Yield 2.7%



Sold at Auction to a Developer
Agents: Scott Kirk and James Were

5-7 Galatos Street, Auckland Central

Sold for \$2,160,000 + GST Yield 8.8%



Sold by Tender to an Investor
Agent: Alan Haydock

6 Central Road, Kingsland

Sold for \$2,000,000 + GST Yield 5.5%



Sold by Tender to an Owner Occupier
Agents: Scott Kirk and James Were

41 & 41A Sale Street, Auckland Central

Sold for \$1,950,000 + GST Yield 6.7%



Sold by Tender to an Investor
Agents: Alan Haydock and Phil Haydock

111 Captain Springs Road, Onehunga

Leased for \$145,000 + GST



Leased to a Carpet and Rug Business
Agents: Scott Kirk and James Were

284 Dominion Road, Mount Eden

Leased for \$141,800 + GST



Leased to an Organic Grocery
Agents: Jean-Paul Smit and Phil Haydock

Featured Listings for Sale:

Unit A, 187 – 189 Queen Street, Auckland CBD

www.bayleys.co.nz/419863



- Bite sized Queen Street retail investment
- Fully leased and returning \$85,378.77 + GST p.a. (net)
- Established iconic CBD tenant 'BBQ King' since 2002
- Proven performer with current lease term ending in 2023
- For sale individually - buy one or with units B and/or C

For Sale by Auction, 11:00am, Wednesday 4th March 2015
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

Unit B, 187 – 189 Queen Street, Auckland CBD

www.bayleys.co.nz/419841



- A trophy Queen Street retail investment in blue chip location
- Fully leased and returning \$438,758.99 + GST p.a. (net)
- Fantastic Queen Street corner site with huge pedestrian count
- Established anchor tenant (OPSM) have occupied the property since 1996

For Sale by Auction, 11:00am, Wednesday 4th March 2015
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

Unit C, 187 – 189 Queen Street, Auckland CBD

www.bayleys.co.nz/419864



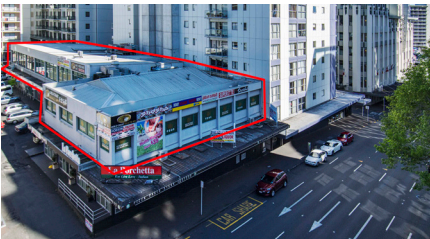
- Absolute prime Queen Street Retail Investment
- Established tenant 'Lush' have occupied since 2000
- High profile Queen Street frontage with huge pedestrian count
- New six year lease returning \$160,000 + GST p.a. (net)
- For sale individually - buy one or with units A and/or B

For Sale by Auction, 11:00am, Wednesday 4th March 2015
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

51F Hobson Street, Auckland CBD

www.bayleys.co.nz/419836



- Multi-tenanted freehold investment property with 23 basement car parks
- Fully leased and returning \$270,841 + GST p.a.
- Anchor tenant has just renewed for a further six years
- Secure this high yield opportunity and explore future residential conversion

For Sale by Auction, 11:00am, Wednesday 4th March 2015
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

4 Hobson Street, Auckland CBD

www.bayleys.co.nz/419640



- Downtown City freehold standalone
- Mixed use comprising ground floor carparking, two office levels and huge penthouse apartment
- Level 1 leased with balance of building available
- Own and occupy, work/live or lease as an investment – the choice is yours

For Sale by Private Treaty
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Cameron Melhuish

252 Great North Road, Henderson



- Freehold motel with income development/subdivision potential
- Consists of 30 units (including Managers unit) plus function centre and development land (6,006m² total site)
- Returning \$304,250p.a.
- Cashflow while you subdivide/develop – a must view!

For Sale by Private Treaty
Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

Bayleys No.1 in the City and Fringe

Units 2A and 4A, 130 St Georges Bay Road, Parnell

www.bayleys.co.nz/419839



- Available together or separately, take your pick!
- Unit 2A comprises 265m² of open plan versatile space
- Unit 4A comprises 281m² of high stud office/showroom plus 39m² of decks
- Trendy location, moments from the CBD, motorway networks and public transport links
- Two affordable opportunities for owner occupiers

For Sale by Tender, closing 4:00pm, Wednesday 11th March 2015 (unless sold prior)
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Scott Kirk and James Were

IA & IB, 43A Linwood Avenue, Mt Albert

www.bayleys.co.nz/419855



- Two versatile freehold units for sale individually or together
- Ground floor unit approximately 412m² with four car parks
- Level 1 unit approximately 351m² with four car parks
- Strategic city fringe position less than 10 minutes from CBD

For Sale by Tender, Closing 4:00pm, Tuesday 3rd March 2015
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Phil Haydock

81 Stanley Point Road, Stanley Bay

www.bayleys.co.nz/419849



- Outstanding waterfront development or create a luxury home on this 1,133m² site
- Stunning elevated harbour and CBD views close to Devonport
- Resource consent granted for two large luxury apartments
- Existing well presented 1 x 2 bedroom and 1 x 3 bedroom units for income, or future sell down

For Sale by Auction, 11:00am, Wednesday 4th March 2015
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Scott Kirk and James Were

Featured Listings for Lease:

560 Richmond Road, Grey Lynn

www.bayleys.co.nz/419895



- 500m² character tenancy in sought after Grey Lynn location
- Additional 200m² of lower ground level available if required
- Versatile configuration with great natural light & polished wooden floors
- Up to 15 on-site car parks available

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Phil Haydock and Jean-Paul Smit

131 Mount Eden Road, Mt Eden

www.bayleys.co.nz/419727



- 253m² ground floor, main road corner site with fantastic signage opportunities
- Available for the first time in over 20 years!
- Additional 116m² available if required – total of 369m²
- Located in sought after City Fringe suburb of Mount Eden

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Jean-Paul Smit and Phil Haydock

50 Cook Street, Auckland CBD

www.bayleys.co.nz/419761



- High profile ground floor showroom with stunning character offices above
- Options from 700m² to whole building of 1,700m² (approx.)
- Up to 28 car parks and dual street frontages
- Fantastic CBD opportunity close to it all

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Phil Haydock and Damien Bullick

2015 – Another year of continued market strength.

Welcome to the Auckland City and Fringe Quarter 4, 2014 Review.

It was an extremely busy run up to Christmas which resulted in a large number of unconditional sales being concluded across a range of city fringe properties, as referred to in the selection of feature deals.

All market indicators suggest that 2015 will be an extremely strong year with a continuation of the high confidence levels of 2014. The absorption of office space in the fringe is expected to continue, which will be accentuated by the shortage of prime office stock available to lease. This should continue to drive demand for well located buildings in the city and fringe, potentially resulting in a further compression of yields for such properties.

Looking forward to the 2015 year, the City & Fringe team are offering to the market some exciting and varied property offerings. Should you wish to receive more information on any of the properties which we are marketing, or if you would like to discuss selling or leasing your commercial property, please don't hesitate to contact me or one of the team.



Alan Haydock
Commercial Sales Manager
Auckland City & Fringe

The Team

Through our dedication, professionalism and passion for commercial property, Bayleys City & Fringe team have established ourselves as leaders in sales and leasing in Auckland City and City Fringe.



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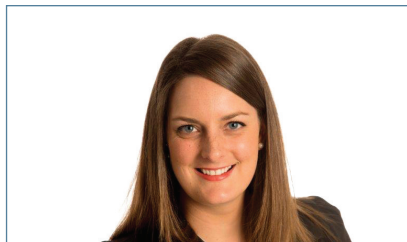
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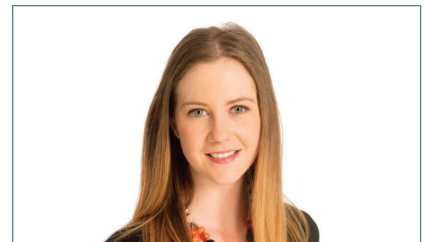
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