

AUCKLAND COMMERCIAL

city & fringe

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

Quarter 1, 2014

Feature Deals in Auckland's City & Fringe

(1 January – 31 March)

18 & 20 Hannigan Drive, St Johns

Sold for \$4,876,500 + GST Yield 6.6%



Sold by Tender to an Add Value Investor
Agents: Cameron Melhuish & Alan Haydock

50 Cook Street, Auckland Central

Sold for \$3,550,000 + GST



Sold by Tender to an Owner Occupier
Agents: Alan Haydock & Cameron Melhuish

25 The Strand, Parnell

Sold for \$2,450,000 + GST Yield 3.8%



Sold by Auction to an Add Value Investor
Agents: Alan Haydock & Damien Bullick

18 McColl Street, Newmarket

Sold for \$2,110,000 + GST Yield 3.0%



Sold Off Market to a Developer
Agents: Scott Kirk & James Were

4 Kingston Street, Auckland CBD

Sold for \$1,898,000 + GST



Sold by Private Treaty to an Owner Occupier
Agents: Alan Haydock & Cameron Melhuish

272-286a Blockhouse Bay Rd, Avondale

Sold for \$1,650,000 + GST Yield: 6.6%



Sold Off Market to an Investor
Agents: Damien Bullick & Alan Haydock

Unit 5A, 3-7 High Street, Auckland

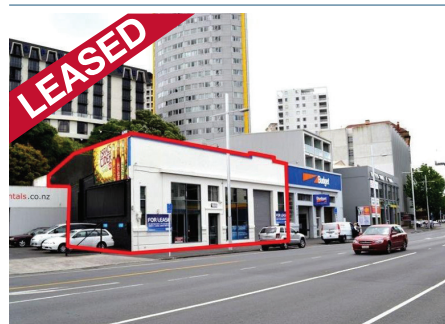
Sold for \$1,370,000 + GST Yield: 8.0%



Sold by Private Treaty to an Investor
Agents: Cameron Melhuish & Phil Haydock

165 Beach Road, Auckland Central

Leased for \$122,640 + GST p.a.



Agents: Phil Haydock & Damien Bullick

Unit 3, 118 Asquith Avenue, Mt Albert

Leased for \$120,000 + GST



Agent: James Were

Featured Listings for Sale:

87 Albert Street, Auckland Central



- 'Albert Plaza' a central city freehold standalone office tower
- Strategic mid-town location, close to the heart of the city
- Partially rented and returning \$1,196,269 from multiple short term tenancies
- Occupy, refurbish or redevelop - explore the add value angles here
- This 1980's built 13-level office tower with basement carparking offers a wide range of add value opportunities.

For Sale by Deadline Private Treaty

4:00pm, Wednesday 16th April 2014, 4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock & Cameron Melhuish

48 Emily Place, Auckland Central



- Modern freehold 5,295m² office tower with 70 basement car parks
- Partially leased and currently returning \$707,618 + GST p.a. from multiple tenancies
- Dual street frontages with each floor held on its own title (all to be sold in one package)
- Increase net income through leasing and/or explore residential conversion potential
- Reposition this property and add value to this strategically located asset.

For Sale by Deadline Private Treaty

4:00pm, Wednesday 16th April 2014, 4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock & Cameron Melhuish

10 Eden Crescent, Auckland Central



- The ex-Cargen Hotel sits as a blank canvas awaiting your touch
- Character freehold standalone of approximately 2,991m² set over eight levels
- Elegant character offices, loft style apartments or boutique hotel - the choice is yours
- Handy CBD position close to motorways, District Court, Queen and Shortland Streets and the vibrant Britomart entertainment precinct
- This charming character building, built in the 1920s, has recently been seismically strengthened to above 67%NBS. It currently sits vacant, awaiting the next chapter in its evolution.

For Sale by Private Treaty.

Agents: Cameron Melhuish & Alan Haydock

Unit 3D, 95 Ascot Avenue, Greenlane

www.bayleys.co.nz/4109159



- Top Shelf Freehold Investment Opportunity
- New 8 Year Lease returning \$236,914 + GST p.a.
- Internationally listed Tenant
- Modern freehold development in strategic, affluent location
- Passive, low maintenance investment with upside

Tenders Close (Unless sold by Private Treaty)

4:00pm, Wednesday 7th May 2014, 4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: James Were & Scott Kirk

Levels 8 and 9, 44 Anzac Avenue

www.bayleys.co.nz/4109177



- Downtown Penthouse Office - a fantastic opportunity for owner occupiers and tenants
- Affordable freehold office, which totals approx 285.93 m², set over two levels.
- Positioned at the top of this boutique late 1980s built office tower, it comes complete with decking at both levels, covered and secure basement carparking and a handy 15 m² secure storage area, fantastic views with potential for residential conversion
- Will suit a wide range of businesses wanting to secure a Downtown Auckland City position

For Sale or Lease by Deadline Private Treaty

4:00pm, Wednesday 14th May 2014, 4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Damien Bullick & Cameron Melhuish

106 Jervis Road, Herne Bay

www.bayleys.co.nz/4109093



- Apartment alternative close to all your favourite bars & eateries
- Excellent off street parking at rear
- Opportunity to improve and add value
- Zoned for Ponsonby Primary & Intermediate Schools
- Affordable Herne Bay Proposition for residential occupation or investment

For Sale by Auction (Unless sold prior by Private Treaty)

2:00pm, Wednesday 16th April 2014, 4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Scott Kirk & James Were



- Freehold retail investment with massive main road exposure
- Leased to Dick Smith Electronics, returning \$134,405 + GST p.a.
- Established international tenant has recently renewed for a further 4 years
- Directly opposite popular Lynmall shopping complex

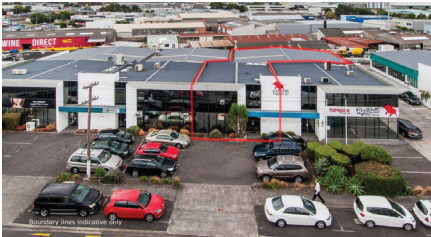
For Sale by Auction (Unless sold by Private Treaty)

11:00am, Wednesday 9th April 2014, 4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Damien Bullick

4C Walls Road, Penrose

www.bayleys.co.nz/4109118



- Fantastic opportunity for Owner Occupiers
- Well presented 592sqm freehold Office and warehouse with showroom potential
- Excellent Frontage to Walls Road & close to South motoway
- Prime Industrial Location

For Sale by Deadline Private Treaty

4:00pm, Wednesday 16th April 2013, 4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Scott Kirk & James Were

Unit 10, 2 Triangle Road, Massey

www.bayleys.co.nz/4109041



- Affordable retail investment with established tenant of over 7 years
- Returning \$96,080 + GST p.a. (net)
- Forms part of a modern retail complex on a high profile corner position
- A straightforward retail investment - sit back and enjoy the cashflow

For Sale by Auction (unless sold prior)

11:00am, Wednesday 9th April 2014, 4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Damien Bullick

29 Scanlan Street, Grey Lynn

www.bayleys.co.nz/4109082



- Modern purpose-built six-level commercial and residential complex completed in 2002.
- Ideal entry level property for a growing business, great starting point for investors looking to expand in the commercial property market.
- 2 secure car parks, shared visitor parking and has additional parking in the surrounding streets
- Interested parties will need to act fast!

For Sale by Private Treaty

Agent: Phil Haydock

1790 Great North Road, Avondale

www.bayleys.co.nz/4108158



- High profile 1,646m² freehold land holding
- Two refurbished buildings totalling 892m²
- Refurbished character living space, with polished wooden floors, high stud and excellent natural light
- Options for retail/office & live/work + development land
- Opportunity with upside for owner occupiers, developers and add value investors
- A unique multi-use property with significant upside - don't miss this opportunity!

For Sale by Private Treaty

Agents: Scott Kirk & James Were

Featured Listings for Lease:

93 Grafton Road, Grafton

www.bayleys.co.nz/4109208



- Extremely convenient location close to all motorway interchanges
- Highly motivated Landlord - prepared to look at all offers
- Floor areas available from 146.46m² - 452.38m²
- Good onsite parking

For Lease

Agents: Phil Haydock & Damien Bullick

Welcome to 2014!

Welcome to the first Bayleys Newsletter for the Auckland City and Fringe Team for 2014. As you will see from the results enclosed, The Auckland City and Fringe Team have had a strong start to the year, with a number of substantial deals already concluded. With very strong confidence levels being reported, we expect this buoyancy to continue through 2014.

If you are considering selling, leasing or purchasing, or would like a free sales or leasing appraisal of your property, please don't hesitate to contact myself or one of the team.

Please also see below for the Bayleys Commercial Portfolio deadline and release dates for 2014.



Alan Haydock

Commercial Sales Manager, Auckland City & Fringe

Bayleys Commercial 2014 Campaign Calendar

Total Property

Issue	Booking & Material Deadline	Release	Auction
Issue 1	Friday 21st February	Friday 7th March	Wednesday 9th April
Issue 2	Friday 9th May	Friday 23rd May	Wednesday 25th June
Issue 3	Friday 13th June	Friday 27th June	Wednesday 30th July
Issue 4	Friday 5th September	Friday 19th September	Wednesday 22nd October
Issue 5	Friday 17th October	Friday 31st October	Wednesday 3rd December

Greater Auckland

Issue	Booking & Material Deadline	Release	Auction
Issue 1	Friday 24th January	Friday 31st January	Wednesday 5th March
Issue 2	Friday 28th March	Friday 11th April	Wednesday 14th May
Issue 3	Friday 25th July	Friday 8th August	Wednesday 10th September

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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