

City & Fringe

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

Quarter 4, 2015

Feature Deals in Auckland's City & Fringe

(1 October – 31 December 2015)

6 Tweed Street, Herne Bay

Sold for \$9,500,000 + GST Yield 2.63%



Sold by Tender to an Owner Occupier
Agent: Alan Haydock

10-12 Exmouth Street, Eden Terrace

Sold for \$7,500,000 + GST (Sold Vacant)



Sold by Tender to a Developer
Agents: Alan Haydock and Cameron Melhuish

110 Mt Eden Road, Mt Eden

Sold for \$7,250,000 + GST Yield 7.00%



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

91 Newton Road, Eden Terrace

Sold for \$4,210,000 + GST Yield 2.98%



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

60-64 Upper Queen Street, Eden Terrace

Sold for \$3,900,000 + GST Yield 6.52%



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

17 Falcon Street, Parnell

Sold for \$3,500,000 + GST Yield: 3.90%



Sold by Tender to an Investor
Agent: Cameron Melhuish

41 College Hill, Freemans Bay

Sold for \$3,320,000 + GST Yield 4.82%



Sold by Tender to an Investor
Agents: Scott Kirk and Cameron Melhuish

25-29 Altham Avenue, Mt Eden

Sold for \$3,000,000 + GST Yield 2.00%



Sold by Tender to a Land Banker
Agents: Alan Haydock and Damien Bullick

76 Ellice Road, Wairau Valley

Sold for \$2,275,000 + GST (Sold Vacant)



Sold by Tender to a Developer
Agents: Scott Kirk and James Were

131 Mt Eden Road, Mt Eden

Sold for \$1,340,000 + GST (Part Vacant)



Sold by Tender to an Owner Occupier
Agents: Phil Haydock and Jean-Paul Smit

5 Galatos Street, Auckland Central

Leased for \$189,150 + GST p.a.



Leased to a Food Catering Company
Agents: Andrew Wallace and Phil Haydock

31-33 Ruskin Street, Parnell

Leased for \$102,450 + GST p.a.



Leased to an Import and Distribution Company
Agents: Jean-Paul Smit and Phil Haydock

Featured Listings for Sale

48 Emily Place, Auckland CBD

www.aucklandcityandfringe.co.nz/1681209



- Modern freehold 5,295m² office tower with 68 basement car parks
- Partially leased, total contract rental \$700,000 + GST p.a. (approx.)
- Two street frontages
- 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

For Sale by Private Treaty

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Alan Haydock

144 Parnell Road, Parnell

www.aucklandcityandfringe.co.nz/1681195



- The Windsor Castle, a trophy Parnell property
- Iconic standalone on large corner site
- Returning \$255,936 + GST p.a.
- Favourable IEP plus consent for multiple ground floor retail spaces
- Invest, add value and/or occupy

For Sale by Tender, closing 4:00pm, Thursday 3rd March 2016 (unless sold prior)

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Cameron Melhuish

12 Lambie Drive, Manukau City

www.aucklandcityandfringe.co.nz/1681177



- Underdeveloped 7,218m² strategic land holding
- Returning \$589,100 + GST p.a. from 11 separate tenancies
- Plentiful onsite parking available
- Fantastic proximity to Manukau Super Centre
- Diversified income streams with future development potential - a must view

For Sale by Tender, closing 4:00pm, Tuesday 1st March 2016 (unless sold prior)

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

A6, 192 Universal Drive, Henderson

www.aucklandcityandfringe.co.nz/1680868



- Centred within a major residential growth location
- Modern and fully leased freehold retail investment
- Established national tenant of nine years, has just renewed for six more years
- Attractive cash flow of \$282,477.39 + GST p.a.
- Asking price \$3,750,000 + GST (if any)
- Sit back and enjoy the cash flow

For Sale by Negotiation

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Alan Haydock

561 – 563 Manukau Road, Epsom

www.aucklandcityandfringe.co.nz/1681169



- Prime freehold property on a high profile 410m² corner site
- Three buildings consisting of retail, office and residential + seven car parks (stacked)
- Established retail and residential location in double Grammar Zone
- Potential to occupy, add value or simply enjoy a diversified income stream

For Sale by Auction, 11:00am, Wednesday 2nd March 2016 (unless sold prior)

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Damien Bullick and Alan Haydock

26 Airedale Street, Auckland CBD

www.aucklandcityandfringe.co.nz/1681205



- Character freehold 432m² (more or less) with favourable seismic rating
- Versatile open plan space will suit a wide range of users
- Underdeveloped site with intensive development zoning
- Strategically centred between Queen Street and Symonds Street
- Vacant Possession; Occupy and/or develop further

For Sale by Private Treaty

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Cameron Melhuish, Scott Kirk and James Were

Bayleys No.1 in the City and Fringe

195G Main Highway, Ellerslie

www.aucklandcityandfringe.co.nz/1681179



- Fully leased freehold investment returning \$77,340 p.a.
- Professionally presented offices complete with balcony and car parking
- Proven tenant with over 90 years industry experience
- Attractive long term lease with personal guarantees and regular reviews
- Simply sit back and enjoy the cash flow

For Sale by Tender, closing 4:00pm, Wednesday 2nd March 2016 (unless sold prior)
4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Cameron Melhuish

Featured Listings for Lease

44 Pollen Street, Grey Lynn

www.aucklandcityandfringe.co.nz/1680926



- 447.8m² office/ warehouse with versatile use
- 5 on site car parks
- Huge profile opposite Vinegar Lanes' Countdown and other retail stores
- High stud warehouse with roller door access
- Walking distance to Ponsonby Road and a short drive to motorway accesses

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Jean-Paul Smit and Andrew Wallace

22 Williamson Avenue, Grey Lynn

www.aucklandcityandfringe.co.nz/1681167



- 560m² standalone site in Grey Lynn
- 425m² on ground floor, 135m² on level 1
- Secure basement car parking with internal access
- Up to 12 car parks available
- Reception, range of offices varying in size + storage

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agent: Jean-Paul Smit

597 New North Road, Kingsland

www.aucklandcityandfringe.co.nz/1681141



- Two floors of 600.6m² each with dual street access
- Ample on-site car parking at the front and rear of the building
- Ideal for showroom and/or warehouse users
- High profile location on New North Road previously occupied by First Scene
- Convenient access to public transport - both bus and train

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Jean-Paul Smit and Phil Haydock

65 Upper Queen Street, Eden Terrace

www.aucklandcityandfringe.co.nz/1681202



- 290.67m² fully refurbished level one office
- 300m² affordable ground floor office
- Ample basement car parking
- Unrivalled location with Ponsonby and Queen St within walking distance
- An incredible opportunity with the building under new management

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Jean-Paul Smit and Phil Haydock

Level 1, 92 Parnell Road, Parnell

www.aucklandcityandfringe.co.nz/1681018



- 218.97m² level one office
- Two on site car parks available
- Impressive fit out already in place
- Naming rights are available with the building
- Mix of open plan, reception, boardroom, meeting rooms and staff kitchen/ break out area

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Phil Haydock and Jean-Paul Smit

Our Quarterly Market Update

The fourth quarter of the 2015 calendar year was particularly strong for the City and Fringe Commercial team and is reflected by the number of significant on and off market sales and leases concluded. Many are featured in this brochure and further transactions will be revealed shortly. The final quarter of 2015 was most notable for the general slow-down in the residential market. The rate of price increase and sales volumes have declined. This can be attributed to a number of factors including increased equity requirements for residential investors, lower volumes of listings as well as restrictions in China limiting the amount of money being able to be taken out of China each year. We still feel that there is support for existing house values, due to the shortage of available property and the continuing high levels of immigration above 50,000 per annum.

The commercial market as a whole continues to be under-pinned by sound fundamentals and we see values continuing to strengthen in the first half of 2016. The reason for this is attributed to investors having a limited appetite for the stock market or for keeping money in the bank due to the historically low interest rates. Over the Christmas / New Year break we observed a number of world events which on a global scale is reinforcing New Zealand as being seen as a stable safe haven with above average investment returns. We anticipate increased enquiry from offshore investors from Europe and the USA.

From the leasing side, the pendulum is well and truly swinging back in the landlord's favour. This has been evidenced by the reduction in tenant incentives being offered, along with the increasingly frequent occurrence of tenants having to compete and act quickly to secure quality space.

As such the outlook for 2016 is still looking strong for the team, as shown by a number of exciting new listings detailed in this brochure. Should you wish to discuss any of these properties further, or would like to discuss your property strategy moving forward, then please do not hesitate to contact me or one of the team.



Alan Haydock

Commercial Sales Manager
Bayleys Auckland Commercial City and Fringe Team

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.



Alan Haydock

Commercial Sales Manager
M +64 21 532 121
alan.haydock@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



Cameron Melhuish

Senior Commercial Broker
M +64 21 479 882
cameron.melhuish@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



Scott Kirk

Senior Commercial Broker
M +64 21 499 661
scott.kirk@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



James Were

Senior Commercial Broker
M +64 21 740 032
james.were@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



Phil Haydock

Commercial Sales & Leasing
M +64 21 192 2233
phil.haydock@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



Damien Bullick

Commercial Sales & Leasing
M +64 22 420 6845
damien.bullick@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



Jean-Paul Smit

Commercial Leasing
M +64 21 021 61616
jean-paul.smit@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



Andrew Wallace

Commercial Leasing
M +64 21 148 7679
andrew.wallace@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



Kenneth Hu

Analyst
M +64 21 117 7288
ken.hu@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



Genevieve Thompson-Ford

Team Secretary
M +64 21 022 07672
genevieve.thompson-ford@bayleys.co.nz
Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

BAYLEYS

In association with
CUSHMAN & WAKEFIELD