

# FOR LEASE

## Retail Opportunities

PRECINCT 55

Precinct 55, 55 Karepiro Drive, Central Whangaparaoa



Located just above the high profile Whangaparaoa Rd with a variety of sizes available, the modern, sunny and central Precinct 55 retail development offers a unique opportunity.

The retail complex is located within central Whangaparaoa in the developing business precinct of Karepiro Drive.

The locality contains a mix of manufacturing, commercial services, retail and showrooms. Mitre 10 is located almost directly opposite.

The Retail Development is located on a corner site with frontages to both Karepiro Drive and David Sidwell Place.

Karepiro Drive is planned to be further extended with additional business activities likely and with road linkages ultimately to Wade River Road and to Scott Road.

Once these extensions are completed Karepiro Drive will take on far more significance and will carry more through-traffic and act as more of a local feeder road.

The location has excellent growth prospects.

## Lease Details

- Lease Term:** 2 years initial term (Negotiable).
- Rights of Renewal:** Two x 4 year rights of renewal (Negotiable).
- Rent Reviews:** Adjusted by rise in all group's consumer price index at two yearly intervals from commencement of lease.
- Ratchet clause in lease and renewals.
- Lease Format:** ADLS Fourth Edition 2002/2 version with modifications to rent review clause ratchet provisions, cpi adjustment.
- Tenant Outgoings:** As provided for in ADLS Fourth Edition 2002/2 outgoings to be estimated each Rates year and tenants' share to be paid monthly with rental.
- Annual reconciliations to be made each year for any unders and overs.

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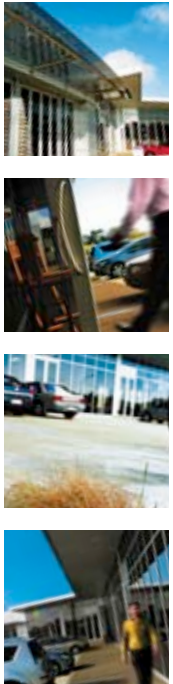
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### Outline Specification

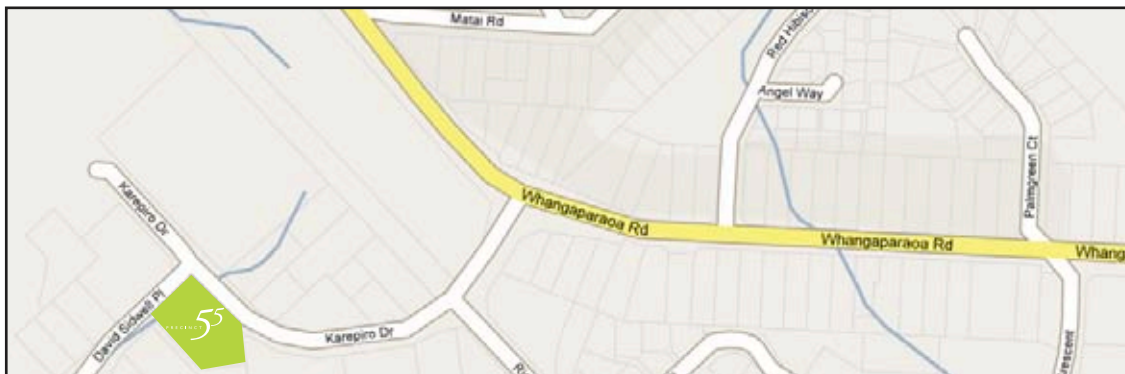
<b>Foundations:</b>	Reinforced concrete	<b>Electrical:</b>	Single and 3 phase power provided to switchboard in each tenancy.
<b>Floors:</b>	Reinforced concrete with power float finish		Recessed fluorescent lights to ceilings to provide 300 lux at working plane.
<b>Floor Coverings:</b>	Vinyl floor covering to service area only		Double power point to sink bench area
<b>External Walls:</b>	Mix of concrete tilt slab, PBS cavity system and Alucabond		Separately switched downlights to shop front and verandah area
<b>Joinery:</b>	Aluminium frame with floor to ceiling glass		Underbench 25 litre water heater
	Double pedestrian entry doors to shop fronts	<b>Ceilings:</b>	Suspended ceilings monoslope
	Ventilated louvres to each tenancy	<b>Roof:</b>	Colour Steel
<b>Stud Height:</b>	4.3m – 2.4m	<b>Carparks:</b>	Reinforced concrete
<b>Partitions:</b>	Full stud height gib stopped and painted		



Shop No.	Shop Area	Rates Per m <sup>2</sup>	Total	Total Rental for Tenancy
Unit 1	223.40m <sup>2</sup>	\$230	\$51,382	\$51,382
Unit 2	218.40m <sup>2</sup>		LEASED	
Unit 3	213.50m <sup>2</sup>		LEASED	
Unit 4	79.90m <sup>2</sup>	\$235	\$18,776	\$18,776
Unit 5	81.40m <sup>2</sup>		LEASED	
Unit 6	146.60m <sup>2</sup>	\$230	\$33,718	\$33,718
Open Dining Courtyard	32m <sup>2</sup>	\$55	\$1,760	

### Zoning

Industrial 3 Rodney District Council Operative District Plan (1993).  
Mixed Business Zone Rodney District Council Proposed District Plan 2000.



### Contact

Duncan Unsworth  
Cabra Developments Ltd  
19 Tamariki Avenue  
Orewa 0946

Phone: (09) 426 7899  
Mobile: (021) 925 968  
Email: duncan@cabra.co.nz