

40 Leon Leicester Avenue Mount Wellington

Information Memorandum

Q3 | 2024



**Prime Location,
Endless Opportunities**

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euroclass
design | develop | deliver

Contents

About Euroclass	3
Location Overview	4
Bulk and Location	5
Elevations	6
Office Layout	7
Perspectives	8 - 10
Executive Summary	11
Euroclass Sustainability	12
Euroclass Business Parks	13
Other Euroclass Projects	14

**Euroclass welcomes your interest.
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About Euroclass

Euroclass is a family-run business that has been operating in New Zealand for over 40 years. We have completed over 300 projects around the country, with our main focus being commercial and industrial construction.

We offer a comprehensive service, from developing the concept to delivering the completed project. We manage the entire project with our civil and building arms, ensuring that the project is delivered on time, within budget, and to the highest standard. We focus on building long-term relationships with our clients and have completed projects for a wide range of tenants, investors, and owner-occupiers.

Our focus is on developing a deep understanding of our client's requirements to ensure that we deliver projects that meet their needs. We believe in a collaborative approach and work closely with our clients, consultants, and contractors to achieve the best possible outcome. Our aim is to deliver exceptional service, whether it's a design and build project or a turnkey development, that exceeds our client's expectations.

Euroclass Head Office



With Innovated buildings come Innovated partners, some of our clients are listed below:



When Location Counts.

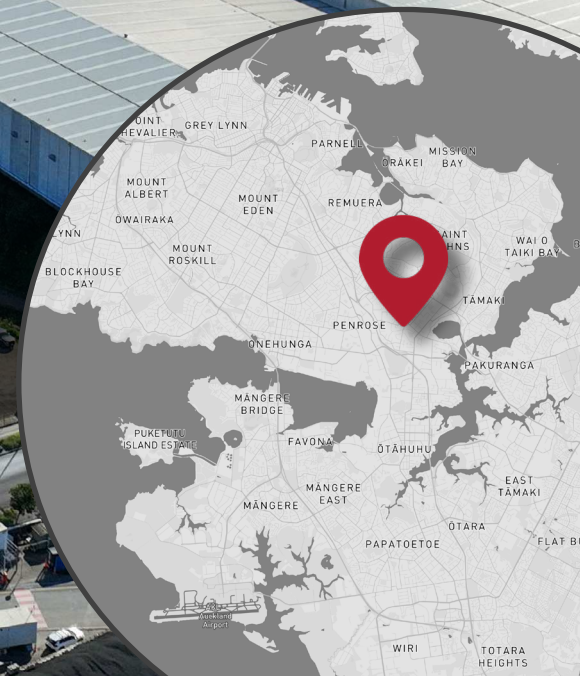
3km SH1

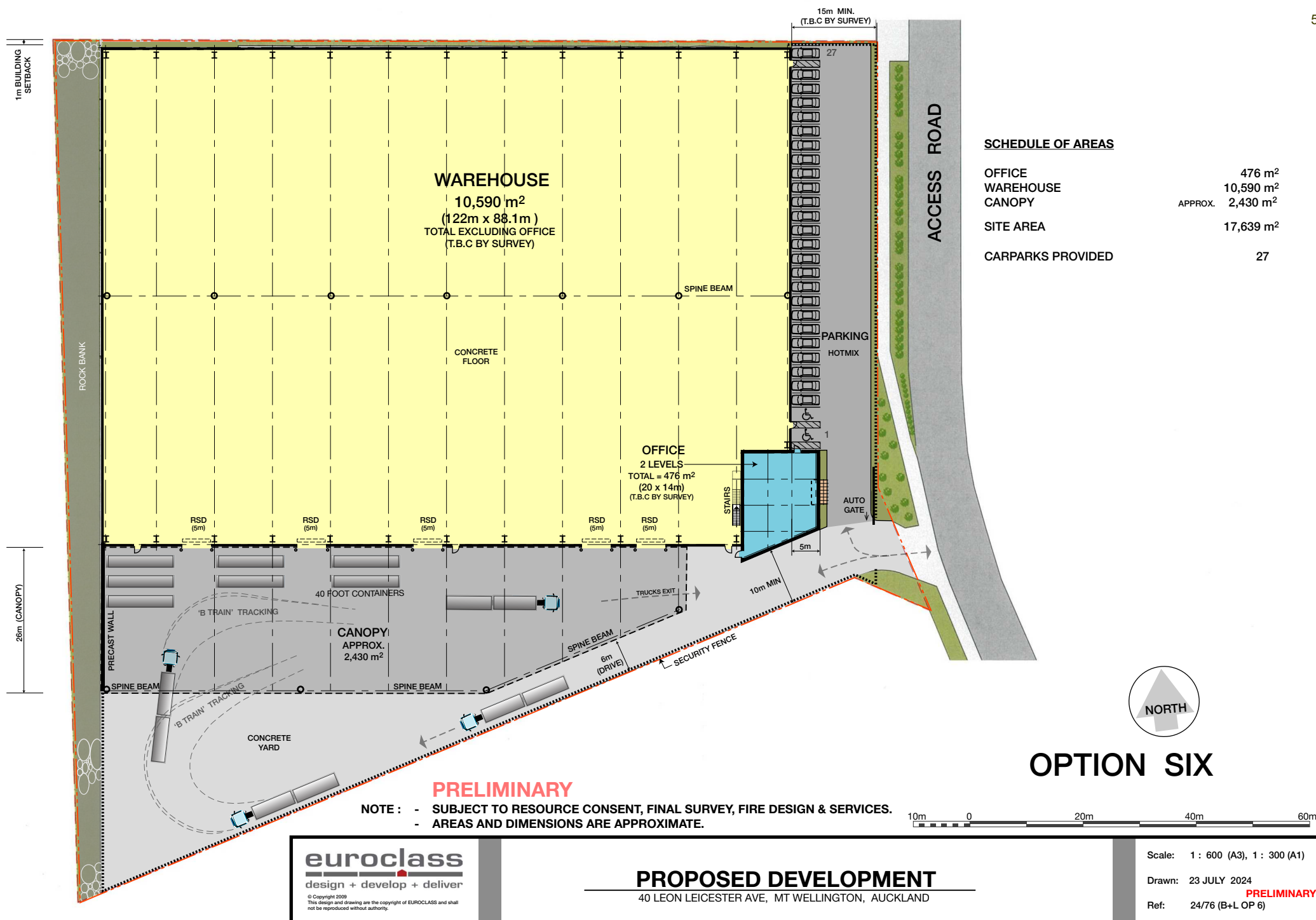
2km Ellerslie

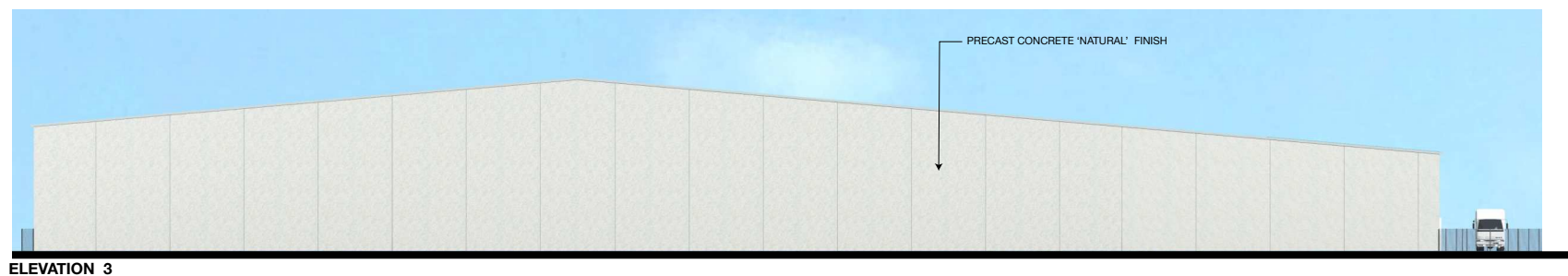
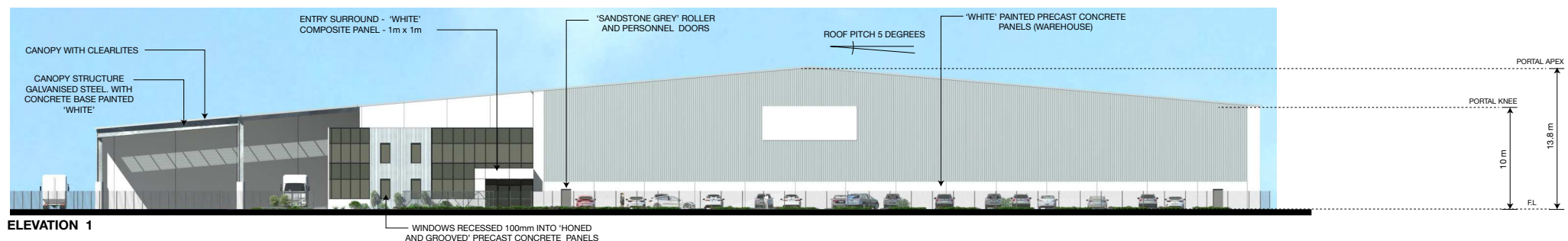
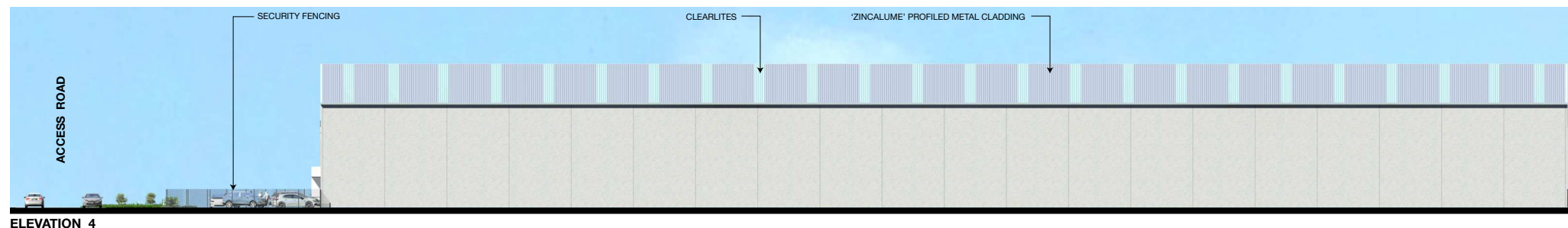
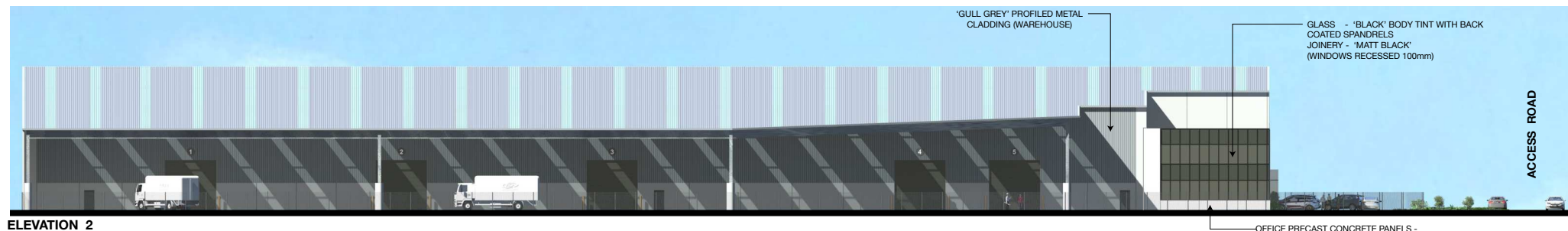
8km Newmarket

11km CBD

40 Leon Leicester Avenue is ideally situated for both convenience and accessibility. Located just 3km from State Highway 1 and 7 km from State Highway 20, this prime location offers seamless connectivity for both local and long-distance travel. The property is a mere 3km from Sylvia Park, and only 8km from Newmarket, a bustling retail and business hub. Auckland Airport is just 17km away, making national and international travel seamless.







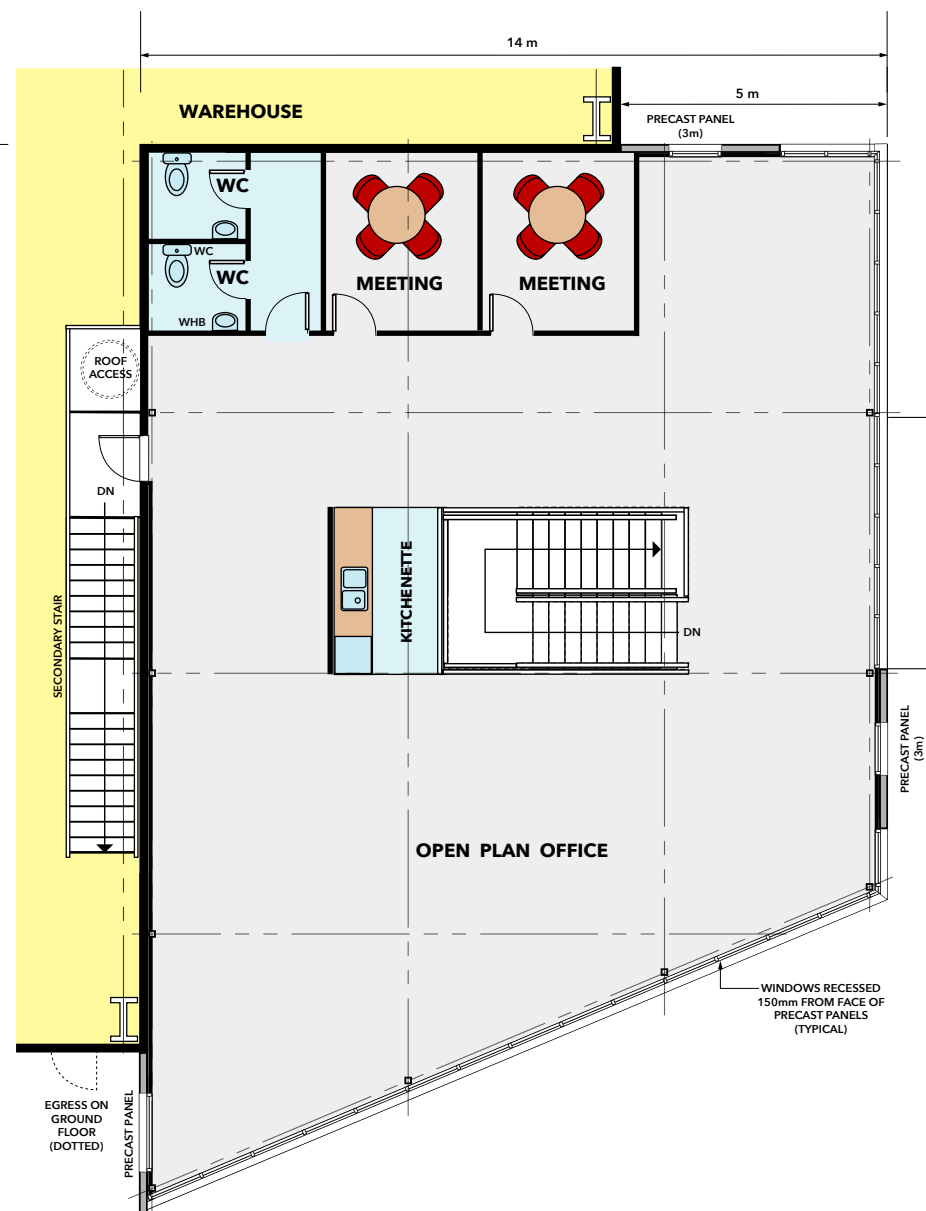
10m 0 20m 40m 60m

PRELIMINARY

NOTE : - SUBJECT TO RESOURCE CONSENT, SURVEY, FIRE DESIGN AND SERVICES
- DIMENSIONS ARE APPROXIMATE

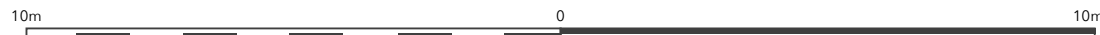


OFFICE GROUND



OFFICE UPPER

NOTE : - SUBJECT TO RESOURCE CONSENT, FINAL SURVEY, FIRE DESIGN & SERVICES.
 - AREAS AND DIMENSIONS ARE APPROXIMATE.
 - SOME GRID LINES HAVE BEEN PLACED TO INTERSECT MULLIONS, DISTANCES BETWEEN GRIDS MAY NOT BE EQUAL









30th September 2024

RE: DESIGN BUILD LEASEBACK AT 40 LEON LEICESTER AVENUE, MOUNT WELLINGTON

To whom it may concern,

As per bulk & location 24/41 Op5, elevations and perspectives.

Areas

Land	17,639m ²
Warehouse	10,590m ²
Office	476m ²
Canopy	2,430m ²
Carparks	27
Yard	As drawn

Design Rationale

The site is located at 40 Leon Leicester Avenue, a very sought after central location in the Auckland industrial market. The site is 3km from SH1 and 11km from the CBD.

The complex is designed for disciplined drive through via a large drive through canopy. The warehouse is 10m to the top of the portal, to 13.8m in the centre. The warehouse has a post tensioned slab to provide a quality durable surface, with no construction/ cut joints, serviced via four large roller doors.

The office is two level with a concrete mezzanine floor, sharp industrial design, and two means of egress to meet the NZ Fire Code.

The canopy is clearspan with hot dip galvanised rafters, with double sided Colorsteel roofing. The area is lit with LED lights, so activities can take place 24 hours a day, 7 days a week. The site is fenced and landscaped.

Rates

Area	m ²	\$/m ²	Total
Warehouse	10,590	\$234.00	\$2,478,060.00
Office	476	\$325.00	\$154,700.00
Canopy	2,430	\$105.00	\$245,700.00
Yard	1,100	\$70.00	\$77,000.00
Carparks	27	\$25.00ea/wk	\$35,100.00
TOTAL			\$2,990,560.00

*excluding GST

Commercial Terms

12 year lease to ADLS 6th Edition

Annual fixed rental 3.5% increases excluding the year of market review

6+6 rights of renewal

1 year bank bond guarantee

Market face rent review at mid-term and subsequent renewals (no cap and collar)

Kind Regards,



Charlie Bishop
Director



Peter Bishop
NZCB | Director

Sustainability In Action

We are committed to:

- Sustainable design principles from large-scale developments to single-building units
- Encouraging clients to consider additional design features to promote sustainability such as solar electricity, electric vehicle charging stations and rainwater utilisation
- Utilization of local suppliers and service providers to reduce environmental impact.
- Implementation of comprehensive environmental management plans on development sites.
- Continual education and training of employees and trades on waste minimization.
- Encouragement and support for industry development of sustainable construction methods.
- Recycling of construction materials where possible, including in-house concrete recycling.
- Maintaining a modern and efficient fleet of vehicles, plant and machinery

Euroclass Business Parks

Stonehill Business Park 2010



Stonehill Business Park 2023



Basalt Business Park 2016

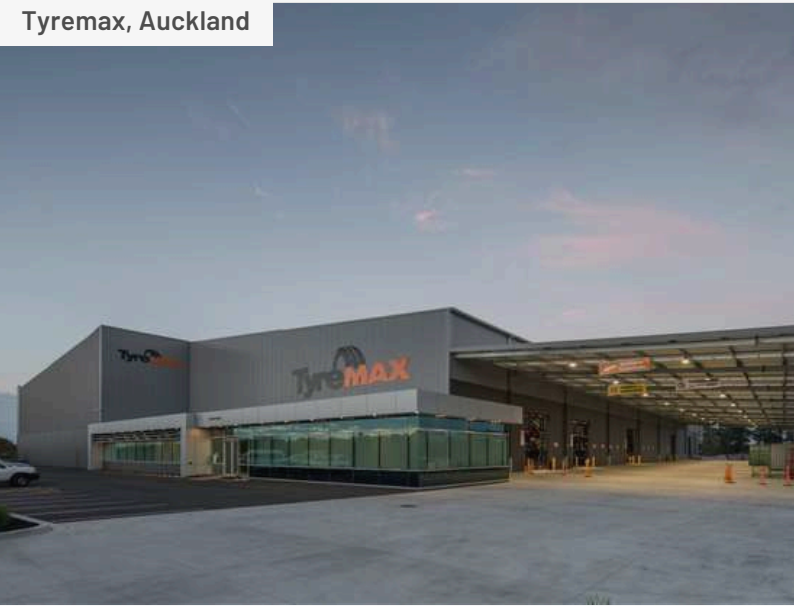


Basalt Business Park 2023



Other Recent Projects

Tyremax, Auckland



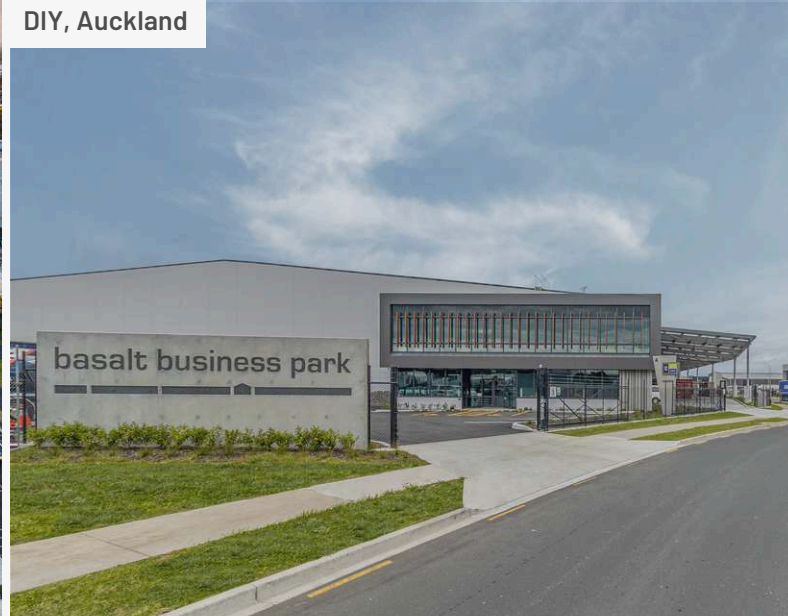
Brandspec & Cloke, Auckland



Tri-Star Logistics, Auckland



DIY, Auckland



Esko Safety, New Plymouth



Trade Depot, Hamilton



Building quality since

1 9 8 7

TRADE DEPOT
LOW PRICES. ALWAYS.

ENTRANCE

SHOWROOM & SHOP
PUBLIC WELCOME

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