



6 Progressive Way, East Tāmaki, Auckland

Information Memorandum

Contents

About Euroclass	3
Bulk and Location	4
Elevations	5 - 6
Photos	7 - 10
Office Layout	11 - 12
Outline Specification	13 - 26
Letter of offer	27 - 28
Racking Plan	29 - 32
Euroclass Sustainability	33
Euroclass Feature Projects	34
Euroclass Business Parks	35

Euroclass welcomes your interest. For further information, please contact your preferred agent, or the following:

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



design



develop



deliver

About Euroclass

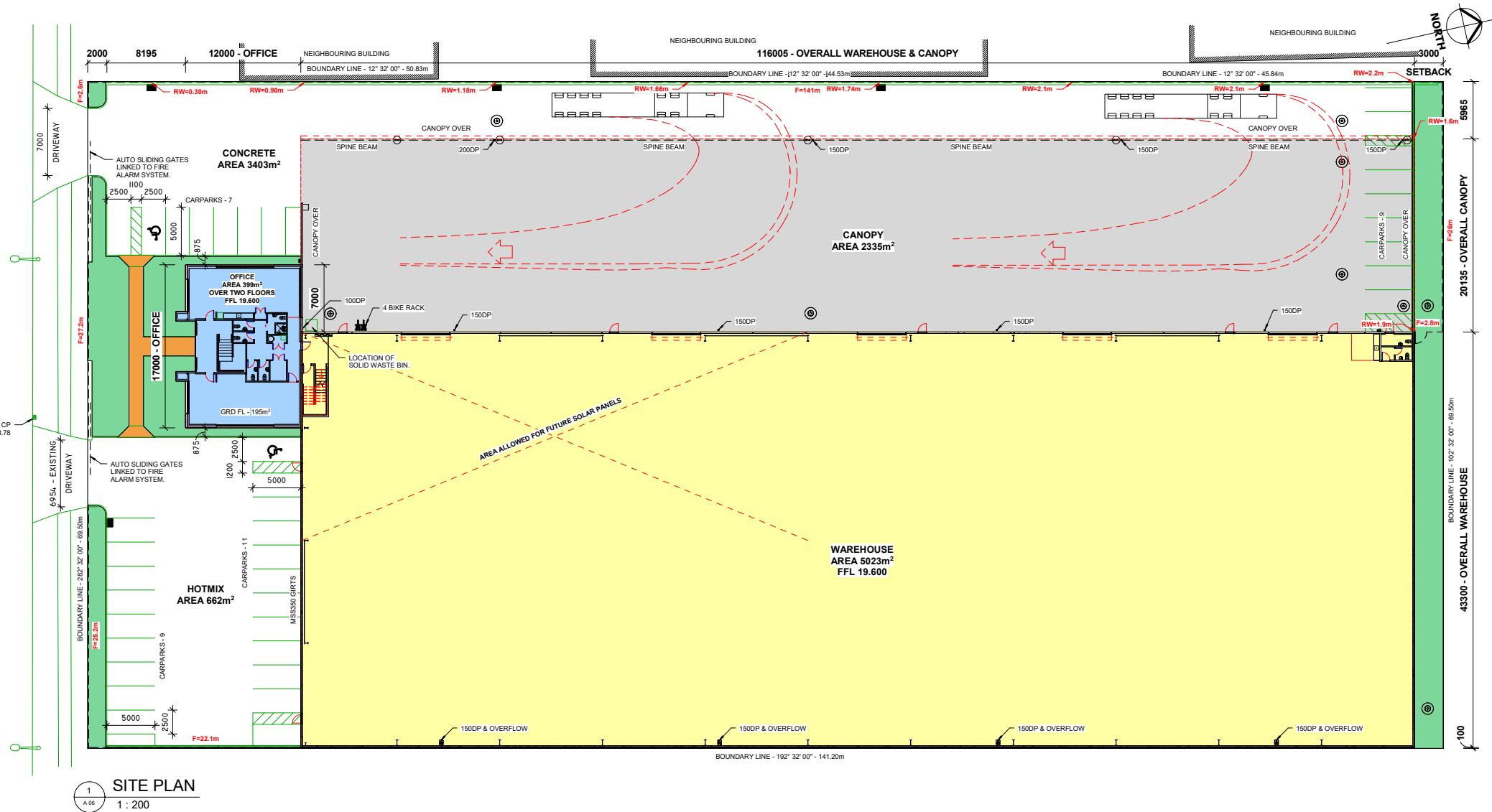
Euroclass is a family-run business that has been operating in New Zealand for over 40 years. We have completed over 300 projects around the country, with our main focus being commercial and industrial construction.

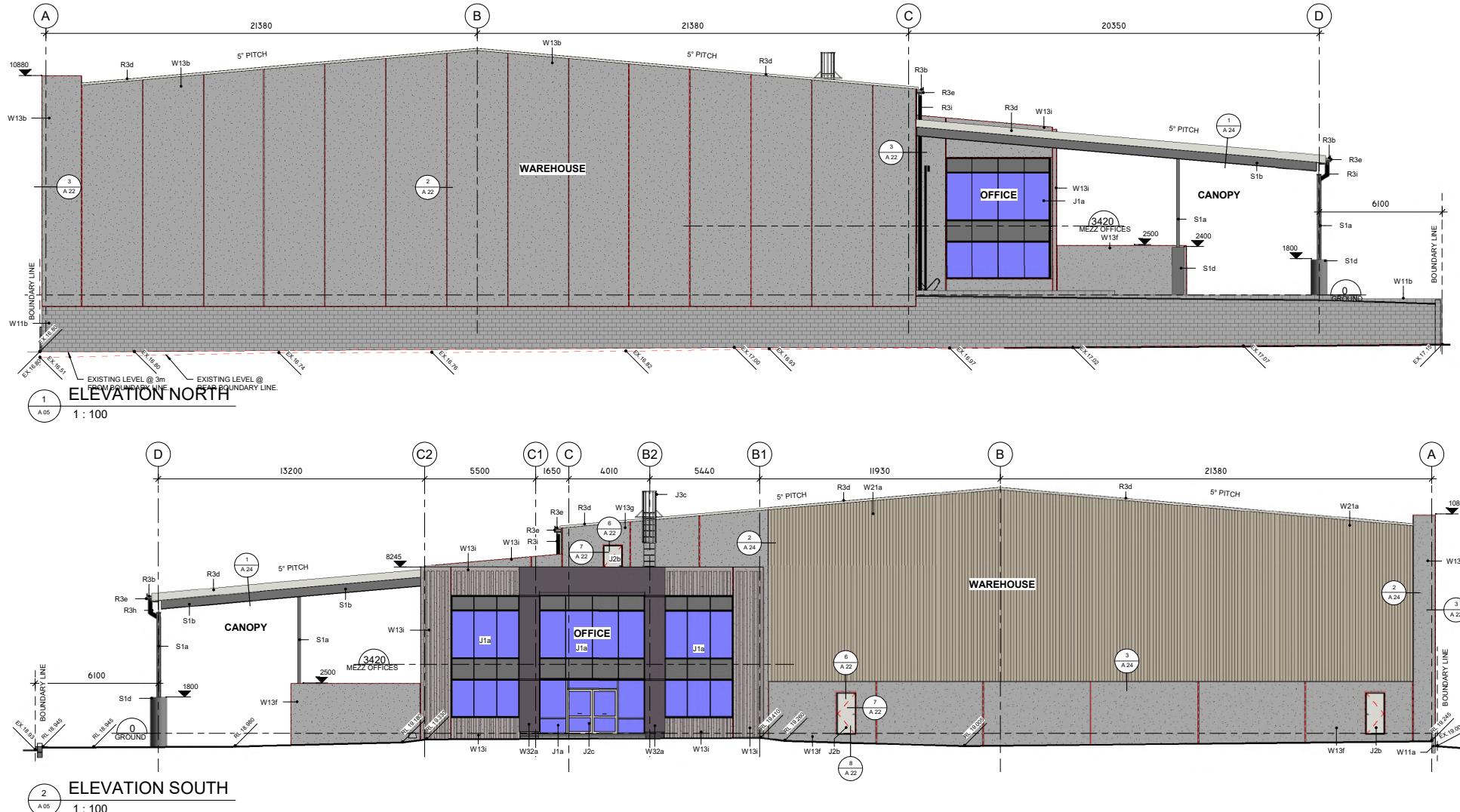
We offer a comprehensive service, from developing the concept to delivering the completed project. We manage the entire project with our civil and building arms, ensuring that the project is delivered on time, within budget, and to the highest standard. We focus on building long-term relationships with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

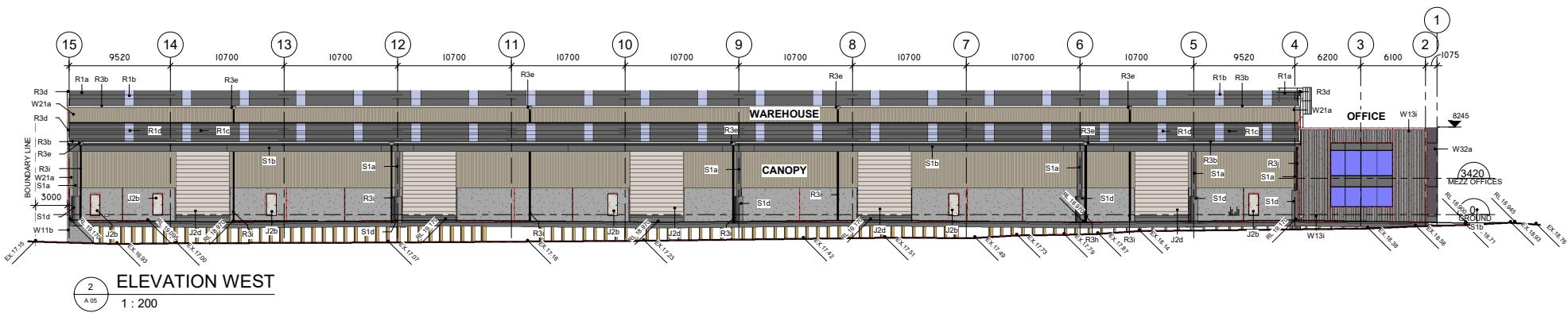
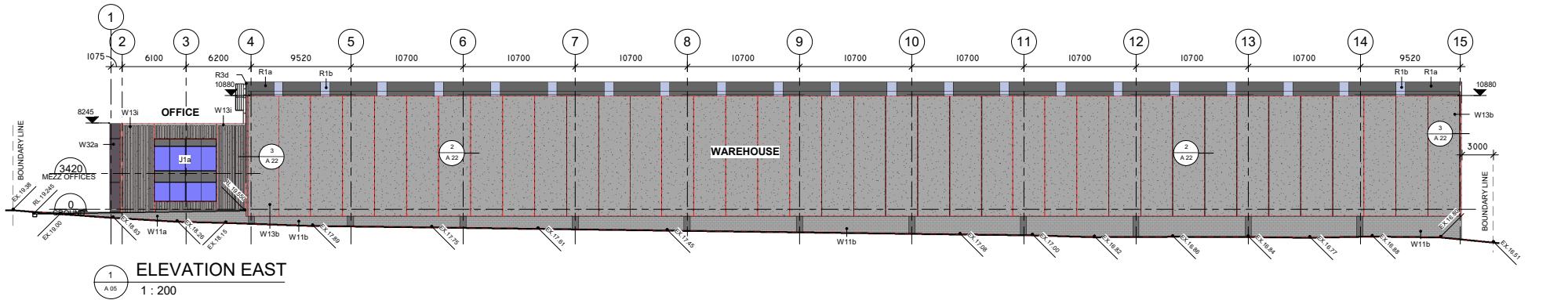
Our focus is on developing a deep understanding of our client's requirements to ensure that we deliver projects that meet their needs. We believe in a collaborative approach and work closely with our clients, consultants, and contractors to achieve the best possible outcome. Our aim is to deliver exceptional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

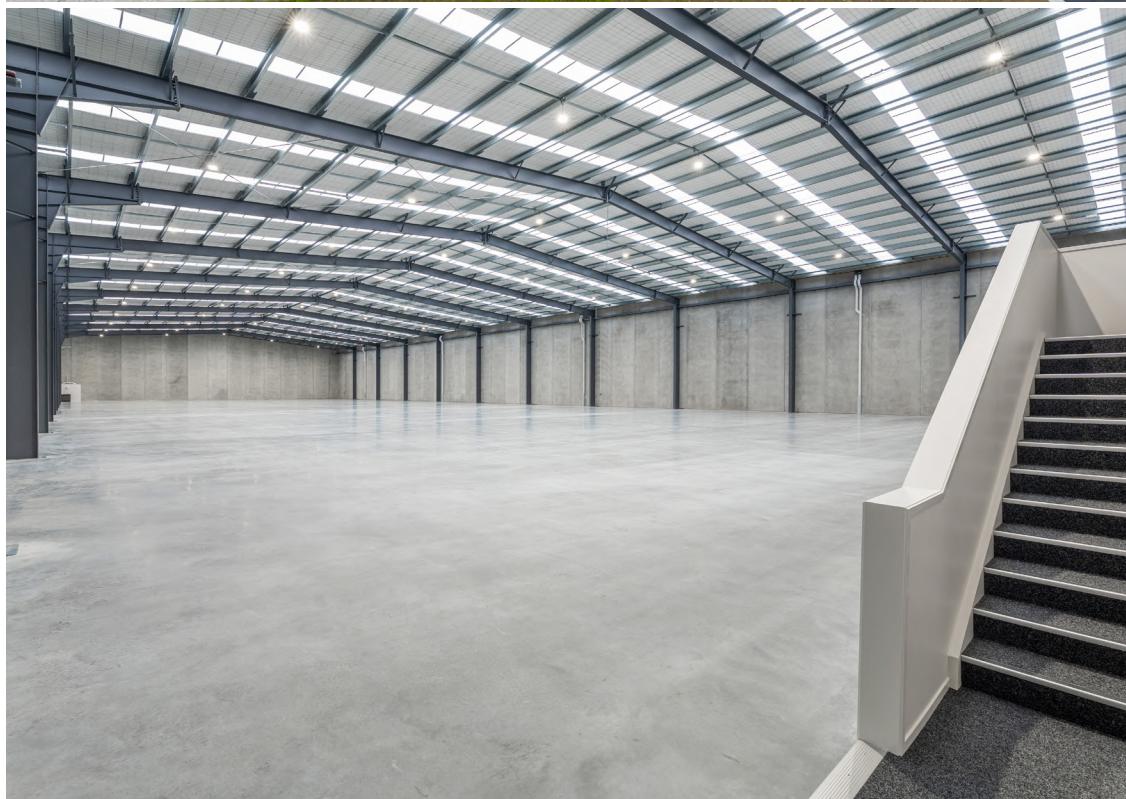


PROGRESSIVE WAY



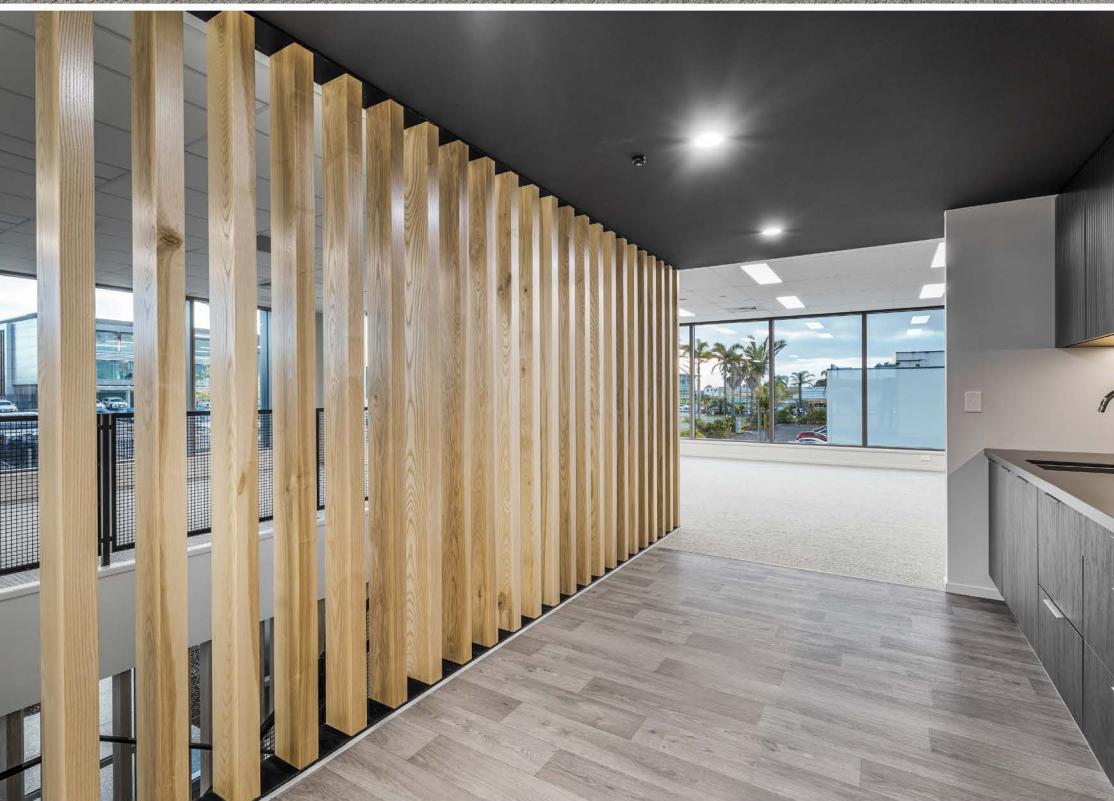


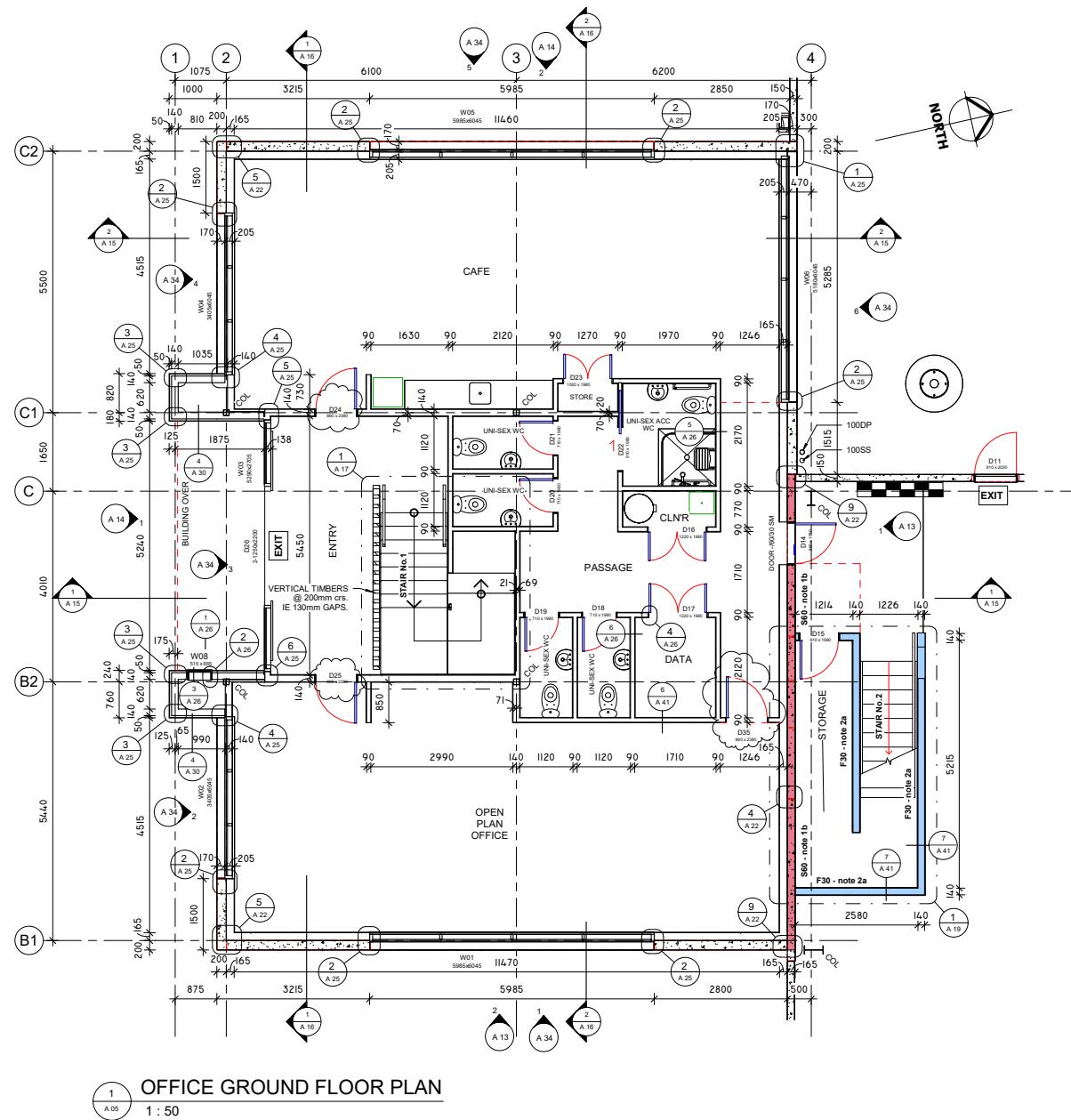


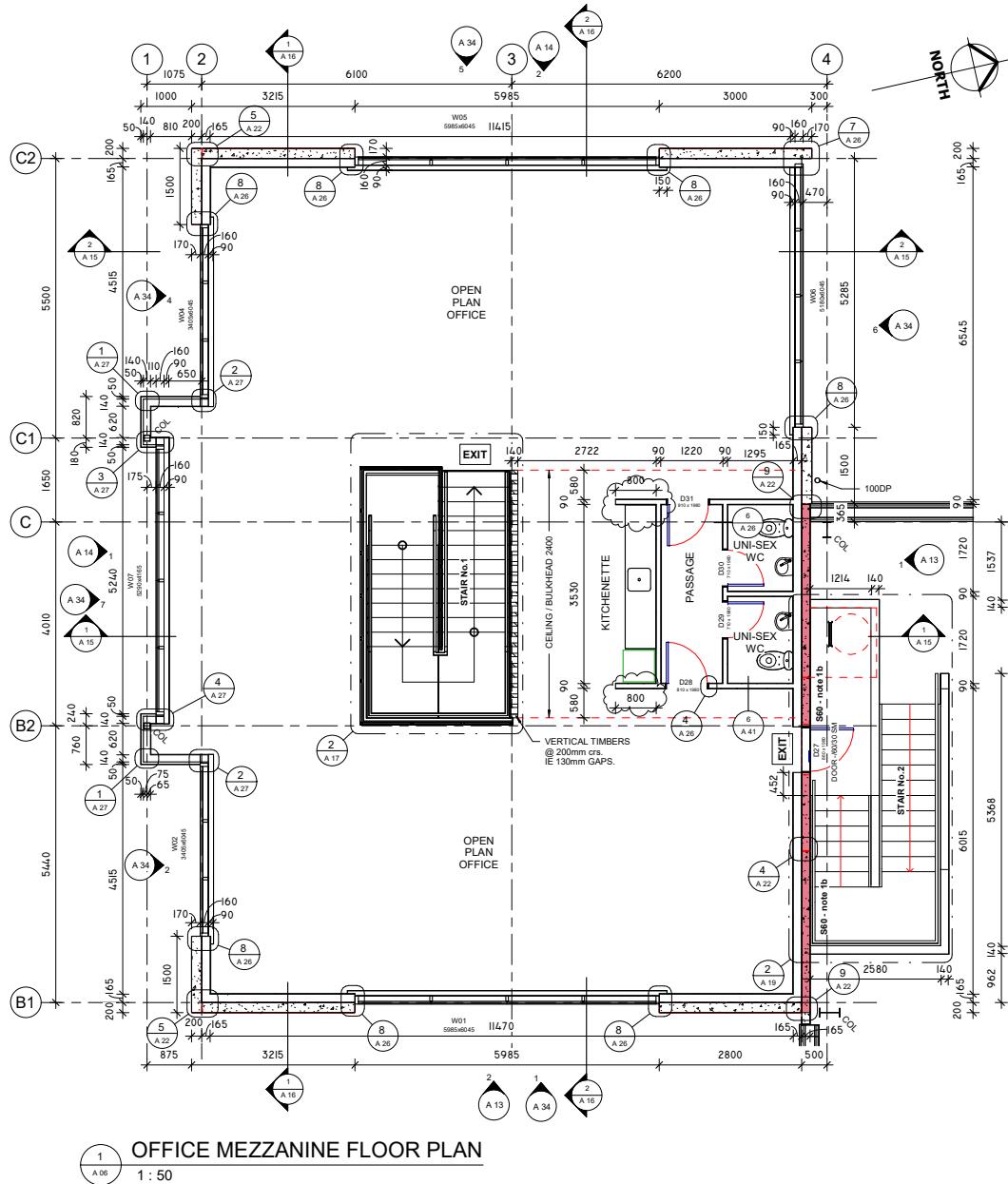












Outline Specification

Project: 6 Progressive Way- Spec Build

The following “outline specification” is a precise description of the construction elements, plumbing services, internal fitting out, sundry costs and contingencies provided and included for in the Design & Build proposal. Any specified product may be substituted with a comparable product with the same or better performance characteristics at the discretion of the main contractor.

The outline specification, the bulk & location plan (Ref: DSA-98 Rev I) attached hereto constitute the essential documentation to a bona fide tender. Each of the above documents should be read in conjunction with each other.

Contents:

Section A	Preliminary & General
Section B	Site Preparation
Section C	Office – Basic Structure and Elements
Section D	Warehouse – Basic Structure and Elements
Section E	Internal Fitout and Finishes to the Offices
Section F	Services
Section G	External Works
Section H	Exclusions + Clarifications

Preliminary & General

A 01 Professional Fees (Design Consultants)

Allowance is included for professional fees associated with a structural engineering design and architectural design of the project by a registered engineer and architectural consultant.

A 02 Fire Design Summary (Fire Report)

Allowance is included for professional fees associated with the preparation of a fire design summary. The fire design will be prepared to allow for the greatest storage height allowed based on the building height and will generally be designed in accordance with the Verification Method C/VM2. Note as outlined in H01, sprinklers are excluded.

A 03 Geotechnical Report (Soil Report)

Allowance is included for the preparation of a geotechnical soil report by a registered engineer experienced in geotechnical engineering.

A 04 Cranes, Plant, Small Tools and Scaffolding

Allowance is included for the provision of all craneage, plant and equipment, all installed and operated in accordance with pertinent standards, codes and regulations and in accordance with local authority requirements.

A 05 Builders Site Services

Allowance is included for all necessary on-site sheds, hoardings, builders' sign, toilets, site phone, power, water supply and safety requirements.

A 06 Insurance

Allowance is included for contract works insurance, Public Liability insurance, accident compensation, tool and plant insurance.

A 07 Consent Fees

Allowance is included for building consent fees. No allowance for resource consent costs, council fees and development levies, or compliance costs for special conditions are included in our offer.

A 08 Waste Disposal

Allowance is included for periodic cleaning up of the works of waste materials, and removal from site.

A 09 Final Clean Up

Allowance is included for final cleaning of the works and removal of waste and for final interior and exterior clean, including windows.

Site Preparation

B 01 Demolition

No allowance is included for demolition of any kind.

B 02 Excavation

Allowance is included for excavation to levels to be specified in the detailed design and for all excess material to be removed from site and or relocated and compacted elsewhere on the site all in accordance with such pertinent standards, codes and regulations as may apply and to the satisfaction of the local authority.

B 03 Rock Excavation

An allowance has been made for the excavation and removal of any solid rock. Solid rock is defined as rock which requires blasting or drilling and/or rock breaking, and cannot be removed by a 12 tonne excavator machine.

B 04 Unsuitable Ground

An allowance is included for the excavation and removal of unsuitable founding materials as determined and instructed by the Geotechnical Engineer.

B 05 Relocation of Existing Services

No allowance has been made to relocate any existing services, sewer, stormwater lines or manholes, as may be required by local authority.

Office - Basic Structure and Elements

- C 01 **Foundations**
Allowance is included to construct in situ reinforced concrete strip footings, column pads, tie beams etc. all as designed and specified by the Registered Structural Engineer.
- C 02 **Floor**
Ground Floor – 100mm thick 20 MPa in situ reinforced concrete floor laid over polythene damp proof membrane over compacted hardfill. Concrete floor shall be power float finished to a smooth, dense, even surface. Construction joints as designed and specified by designer.
First Floor – concrete floor on proprietary steel decking as designed by registered engineer. Floor loading 3.0 kPa to the office slab.
- C 03 **Structural Frame**
 - a Structural steel frames with rafters at a 3 to 5 degree pitch. Stud height 2.98m minimum from concrete floor to underside of ceiling. All structural frames shall be complete with all necessary transverse members, bracing etc and all as designed and specified by the structural engineer.
- C 04 **External Walls**
Shall be a combination of painted precast concrete panels, and composite aluminium and selected powder coated aluminium windows with 6mm reflective glass.
- C 05 **Roof**
0.55mm thick galvanised or zincalume steel roofing over minimum R3.2 fibreglass blanket insulation over breather type roof underlay over 75mm galvanised wire netting over galvanised steel and/or timber purlins.
- C 06 **Gutters, Flashings & Downpipes**
All external gutters are allowed to be Coloursteel fascia gutters with PVC downpipes as designed. All internal gutters shall be butynol lined plywood internal gutters complete with downpipes and overflow.
- C 07 **Windows & Glazing**
All windows to be commercial quality powdercoated aluminium frames glazed with selected tinted glass.
- C 08 **Matwell**
2 x 'Advance Flooring' commercial entrance mat has been included.

C 09 External Finishes

- a** Prefinished aluminium panels to façade. Only panels proved to comply with fire requirements of NZBZ will be used
- b** Selective reflective glazing in powder coated aluminium joinery
- c** Paint finished precast concrete panels
- d** Unpainted zincalume finish roofing
- e** Aluminium louvres

C 10 Internal Finishes

All areas have been allowed to be painted. No allowance has been made for special finish of any kind.

Warehouse – Basic Structure and Elements

D 01 Foundations

Allowance is included to construct in situ reinforced concrete strip footings, column pads, tie beams etc, all as designed and specified by the designer and their consultant registered structural engineer.

D 02 Floor

165mm thick post tensioned jointless mesh reinforced 40 MPa concrete floor laid over polythene damp proof membrane over 150mm min compacted hardfill. Floor loading 20 kPa uniform floor load.

The floor load shall be power float finished to a dense, smooth, even surface. construction joints and saw cut control joints at centres specified by the consultant registered structural engineer. The floor shall have a curing compound applied to cure, harden and dust proof on completion. The joints shall be unfilled. Slab free of any structural cracking but as concrete shrinks, minor shrinkage cracks are inevitable. Construction joints are armoured steel proprietary system.

D 03 Structural Frame

- a Structural steel portal frames at 4-5 degrees pitch. Stud height to be 10m to top of portal knee and approximately 11.9m in the centre.
- b All structural frames shall be complete with all necessary transverse steel members, bracing etc, all as designed and specified by the consultant registered structural engineer and finished with steel primer paint.
- c All purlins and girts shall be galvanised cold rolled steel type

D 04 External Walls

a Precast Concrete Panels

Shall be designed by the Consultant Registered Structural Engineer. Walls on boundaries shall be full height as required by the NZ Building Code. The remaining walls not required to be fire rated shall be low height panels 2.7m high above floor level unless otherwise noted. Precast panels shall be jointed with flexible sealants. Walls are natural finished unless noted otherwise.

b Metal Cladding

0.4mm selected Colorsteel metal profiled cladding fixed vertically on galvanised steel girts – standard colour range.

D 05 Roof

a

0.55mm galvanised or zincalume roofing of selected profile laid over 314 thermobar whitecap paper, over 75mm galvanised wire mesh netting over galvanised steel purlins.

b

Included is 1 strip of translucent sheeting per 5m run of roofing for natural lighting.

D 06 Gutters, Flashings & Downpipes

Exterior gutters shall be colour selected profile, with PVC downpipes. Internal gutters shall be 1.5mm butynol rubber lined on plywood, complete with downpipes and overflows. All flashings to roofing shall be made from the same material as the roofing.

D 07 External Doors

- a** 5 electrically operated Roller Shutter doors 7m (high) x 5m (wide) by an industrial door specialist are included in our offer, powdercoated, 3 phase motors. External doors to have 150mm diameter steel bollards each side.
- b** Aluminium powdercoated exterior personnel doors as requested to warehouse.

D 08 External Finishes

- a** Precast concrete panels; paint finish where facing the road and canopy yard.
- b** Coloursteel cladding: selected Coloursteel colour
- c** Roller doors: selected standard powdercoat colour
- d** Aluminium egress doors: selected powdercoat finished
- e** Roof: Zincalume unpainted

D 09 Internal Finishes

- a** Warehouse side of partition walls to the offices are paint finished
- b** No allowance has been made for any special finished to any surface including the concrete floor, apart from the dust seal.
- c** Timber doors from the office into the warehouse are to be enamel paint finished

D 10 Canopy

Canopy clearspan with a minimum height of 6.0m above FFL, external legs to canopy hot dip galvanised. Translucent roofing as per warehouse roof. Includes LED lowbay lights to underside of canopy for night loading.

Internal Fitting Out and Finishes to the Offices

- E 01 Partitions**
 - a** Office Partitioning

Partitions to the office perimeter, lunchroom and amenities only. Balance open plan (office partitioning can be provided by Euroclass if required)
 - b** Office Perimeter, lunchroom and amenities

Timber or steel partitions 2.70m high, 10mm Gibraltar board lining, flush stopped and paint finished. (Note toilet amenities ceiling at 2.4m high)
 - c** Fitout design not allowed for, Euroclass has worked with the likes of Spaceworks to construct clients requirements.
- E 02 Door Hardware**
 - a** Offices etc

Cylinder Mortise latch sets with lever arm handles. Door closer allowed where necessary. No allowance to master key door locks.
 - b** Toilets

Toilet indicator bolts allowed.
- E 03 Sundry Hardware**
 - a** Total 1 toilet roll holder per toilet cubicle
 - b** Total 1 mirror per each wash hand basin
 - c** Total 1 coat hook per toilet cubicle
 - d** Total 1 towel rail per each toilet room
- E 04 Sundry Fittings**
 - a** Water Closets

Total 13x (12 x separate and 1 x disabled persons toilets) white vitreous china wash down pans complete with low level flushing cistern (Dux centre flush or equivalent) complete with white plastic seat.
 - b** Wash Hand Basins

Total 13 x white wall mounted wash hand basins complete with hot and cold chrome single lever tap per basin
 - d** Shower

Allowance for one shower in the disabled cubicle
 - e** Hot Water Cylinder

Allow to install 1 x 135 litre mains pressure hot water cylinder.

E 05 Floor Coverings

a Carpet

A PC Sum of \$95.00 per m² laid for commercial carpet (40 oz Godfrey Hirst or similar laid by direct stick method)

b Vinyl (Amenities and Lunchroom)

2mm thick Polyflor commercial vinyl or similar. An allowance of \$95.00 per m² laid is included for floor coverings to the lunchroom and amenities.

E 06 Ceilings

a Offices

USG 1200mm x 600mm two way white suspended ceiling system with 12mm (USG or similar) mineral fibre tiles or 10mm paint finished Gib board.

b Amenities

10mm thick Gib board painted ceiling.

E 07 Kitchen

a Total 3 x 2500mm wide sink bench tops in Silestone Range and a matching splashback in Silestone Range

b Prefinished Melamine cabinetry with under bench and overhead cupboards. 1 x rubbish bin and 1 x microwave box included

c Cupboard doors and drawer fronts in Melteca range

d 1 x lever action faucet and 1 x under bench boiling water tap unit included

e 2 x double power outlets above bench. Power outlets to client supplied appliances.

f Provisional sum of \$12,500.00 + GST included per kitchen

Services

F 01 Plumbing
 Allowance is included to lay a 20mm diameter watermain from the site boundary to the building. All sanitary fittings shall be connected to the mains water supply and drained to the council sanitary drainage connection. All hand basins, sinks, shall be connected to a hot water system. All materials and workmanship shall be in accordance with all applicable regulations, standards and to the satisfaction of the local authority.

F 02 Drainage

- a** Stormwater
 All downpipes shall be connected to an underground stormwater drainage system comprising PVC or concrete pipes, complete with all the necessary manholes, traps etc to discharge into the council stormwater system.
- b** Sanitary Drainage
 All sanitary fittings shall be connected to an underground sanitary drainage system comprising PVC pipes and complete with all necessary manholes, traps, vents etc and connected to the council sanitary drainage system.

F 03 Electrical

- a** Mains Supply
 Allowance is included to supply and lay a 150amps per phase, 3 phase mains cable to the building and to supply 1 no mains switch/meter board. Included is a provisional sum for \$10,000 for your local electrical network provider to provide a plinth at the boundary.
- b** Power Reticulation
 Allowance is included for 50 No single phase double switched socket outlets to the office area only.
 Wiring is included for the Hot Water cylinders.
 Wiring is included for the 3 phase motorised roller doors.
- c** Lighting
 - i** Offices (Generally)
 1200 x 300 LED panel lights with diffusers to give lighting level of 500 lux maximum. Flush mounted.
 - ii** Toilet/Amenity Areas
 LED down lights included.
 - iii** Warehouse
 150w high LED Highbay lights 60 x quantity.
 - iv** Exterior
 Includes LED down lighting to the main entry, lowbay lighting to the canopy and 4 off 150w LED floodlights to building and yard.

F 04 Telephone & Data
 Exclusion: The provision of all telephone systems, equipment and cabling shall be the responsibility of the client. Allowance is included for a 100mm diameter PVC telecom duct.

F 05 Fire Protection

An allowance for a minimum of a type 2f (Manual fire alarm system with call points) fire alarm system is included. The alarm system shall be in accordance with the fire design summary as required by the NZ building code.

F 06 Air-Conditioning

a Air-conditioning of the offices and ventilation of the toilet/amenity areas is included in our offer, all to comply with the NZBC to offices areas including lunchroom.

b Design Parameters

Summer Outdoor conditions	26.5 deg C DB 21.0 deg C WB
Indoor Temperature	22.0 deg C DB
Winter Outdoor conditions	7.0 deg C DB 6.0 deg C WB
Indoor Temperature	21.0 deg C DB
Maximum deviation in temperature anywhere	1.5 deg C DB
Occupancy Rate	1 person / 10m ²
Total Power & Lighting Input	30 watts / m ²
Glass Shading Coefficient	0.60 or better
Sound Levels between	NC 35 and NC 40

c Fresh Air

Allowed to introduce fresh air at the rate of 1 litres/second/m² of floor area, or 10 litres/second/person, whichever is the greatest.

F 07 Security System/Data

No allowance is included for a security system or data.

It is important to note that this may affect the fire security / design.

External Works

G 01 Yards, Car Parking & Drives

Included in our offer is to extend the formation of all yard area shown in the drawings. The warehouse yards to be 150mm thick 35 MPa concrete, reinforced with both steel fibre and steel mesh, placed over 150mm hardfill and finished with a light broom finish, with construction joints approximately every 25m or as directed under canopy only. The joints shall be unfilled. Slab free of any structural cracking but as concrete shrinks, minor shrinkage cracks are inevitable. The main front car park is in 30mm Hotmix M10 on 300mm subbase.

G 02 Car Park Marking

Allowance is included for marking out each car parking space in white marking paint, and yellow to disabled carparks.

G 03 Landscaping

A provisional sum allowance of \$30,000 is included to landscape the project.

G 04 Fencing & Gates

Included in our offer is for the supply and installation of standard black chain link security fencing to the perimeter with auto gates.

G 05 Hose Taps

Total 4 hose taps have been allowed for in our offer.

Exclusions & Clarifications

H 01 Exclusions

No allowance has been made for the following:

- GST
- Computer and data wiring
- Telecom and telephone works
- Fit out additional internal partitioning
- Office furniture / reception counter
- White ware / kitchen appliances
- Blinds and curtains
- Specialist equipment
- Additional wiring to the warehouse for power points, forkhoist charges, sub-boards etc.
- Corporate signage
- Flag poles etc
- Lockers
- Gas installation
- Any shelving whatsoever
- Fitout of any kind to warehouse
- Consent lodgement for racking, associated engineering, emergency lighting and fire report revisions
- Additional lighting to suit racking aisles
- Air-conditioning & Ventilation to the general warehouse
- Water and drainage reticulation inside the warehouse for manufacturing
- Sprinklers
- Resource Consent application and associated costs
- Council reserve contributions and development levies
- Infrastructure upgrade levies
- Building Warrant of Fitness fees and ongoing compliance schedule costs
- Piling
- Contamination
- Unsuitable ground conditions
- Any service works outside the boundary, i.e. moving data pits, streetlights, cesspits etc.
- No cable trunking included
- Access control to gates

H 02 Clarifications

Any variations to the contract shall be costed out and approved in writing by Client prior to being carried out.

Executive Summary

6 Progressive Way, East Tamaki, Auckland

As per site plan A 02 REF DSA-98

Areas

Land	9,814m ²
Warehouse	5,023m ²
Office	399m ²
Canopy	2,335m ²
Carparks	36

Design Rationale

This complex is designed with clear span and full concrete precast panels on two boundaries, with low height panels underneath the canopy and facing the road. The knee is designed at 10m, providing sufficient room for storage and allowing six racking bays at the knee.

The canopy is set 5m off the boundary due to public services, but it is still a generous 20m wide. This allows for simple disciplined traffic flow in and through this canopy area in all weathers and 24/7.

The office is designed with a combination of composite panels, feature precast concrete panels and aluminium joinery. The office has connectivity through to the canopy but with a separate carpark mitigating pedestrian health and safety risks. We have included a preliminary office layout design for your consideration.



Rental Rates

Warehouse	5,023m ² @ \$225.00/m ²	\$ 1,130,175.00
Office	399m ² @ \$320.00/m ²	\$ 127,680.00
Canopy	2,335m ² @ \$105.00/m ²	\$ 245,175.00
Carparks	36 @ \$27.00ea/week	\$ 50,544.00

TOTAL RENTAL PER ANNUM

**\$ 1,553,574.00
+ GST**

Commercial Terms:

10 Year Lease to ADLS 2012 Fifth Edition

Annual increase 3.5%

Midterm review to market hard ratchet

Bank bond for 12 months rental

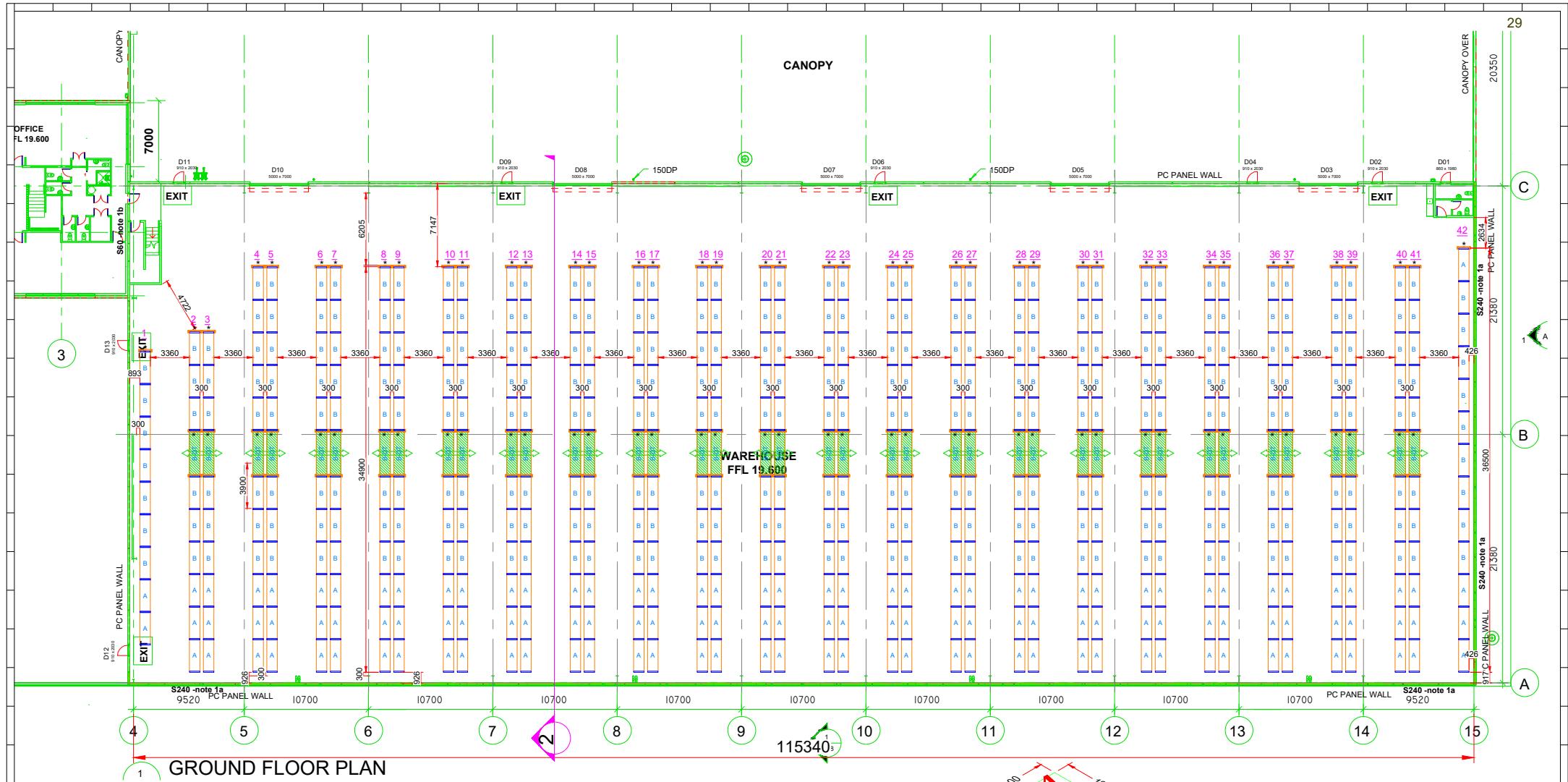
5+5 rights of renewal

Available for purchase.

Kind Regards,

Peter Bishop
021 228 4656
peter@euroclass.co.nz

Charlie Bishop
021 280 2341
charlie@euroclass.co.nz



* LOAD SIGN

AON Advise on Alarm systems:
For alarms relating to storage there is no required clearance.
However, you need to keep in mind the when storing to the roof, storage may effectively create a wall.
NZS 4512:2010 states that anything over 450mm is considered a wall. (storage pallets with product stored to roof could be considered as a wall)
Any clearance is recommended to stop the above from happening.

To be checked and confirmed by alarm contractor issuing P33.

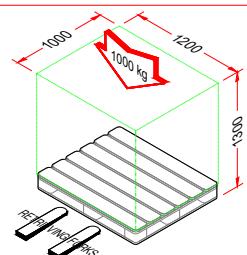
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WE HAVE ASSESSED THE EXISTING SUPPORT SYSTEM FOR THIS INSTALLATION TO BE SUITABLE FOR SUPPORTING THE STRUCTURAL AND/ OR CONTENTS WE RECOMMEND YOU OBTAIN INDEPENDENT VERIFICATION THAT THE EXISTING BUILDING IS CAPABLE OF SUSTAINING THE LOADS.

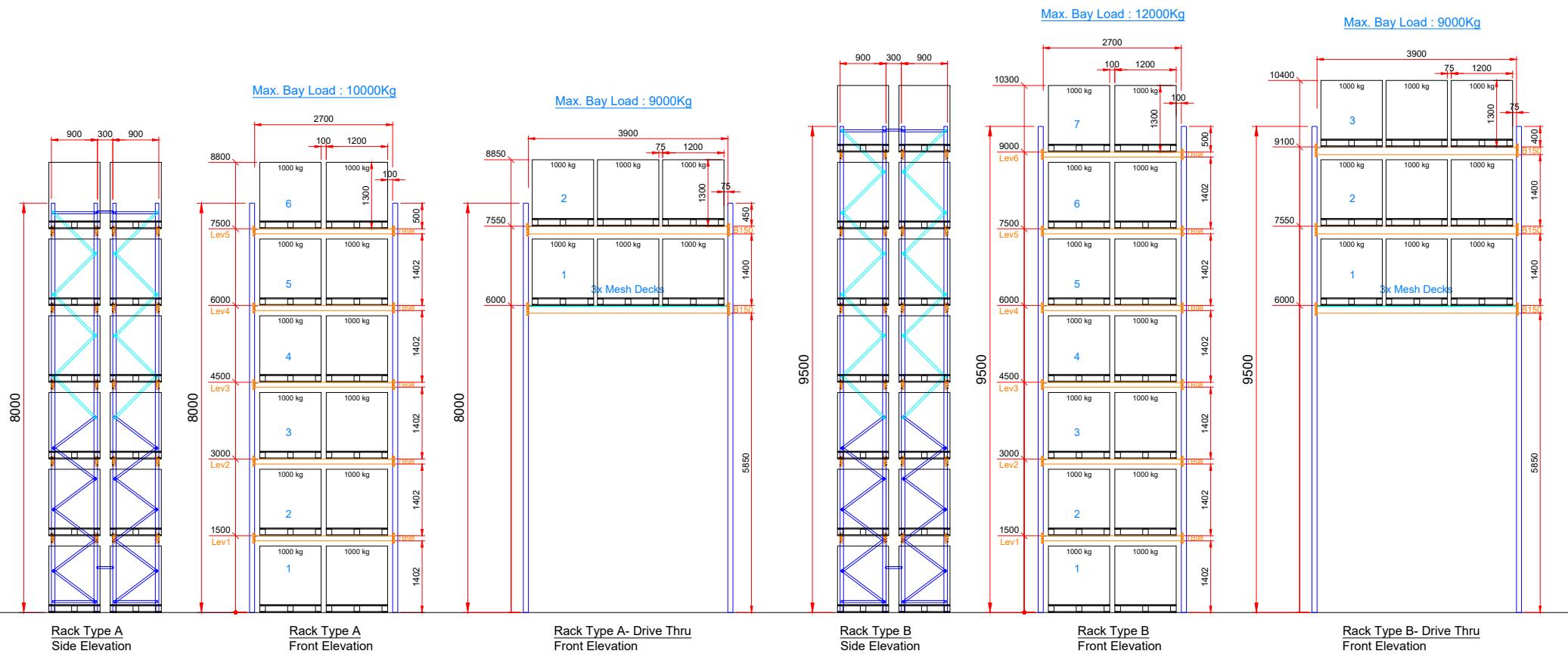
DRAWING APPROVAL :

APPROVED BY (SIGNATURE) : _____ DATE: _____

Design Summary - Plan 2					
Type	Width	Depth	High	Weight	Total
Pallet	1200mm	1000mm	1300mm	1000kg	6520



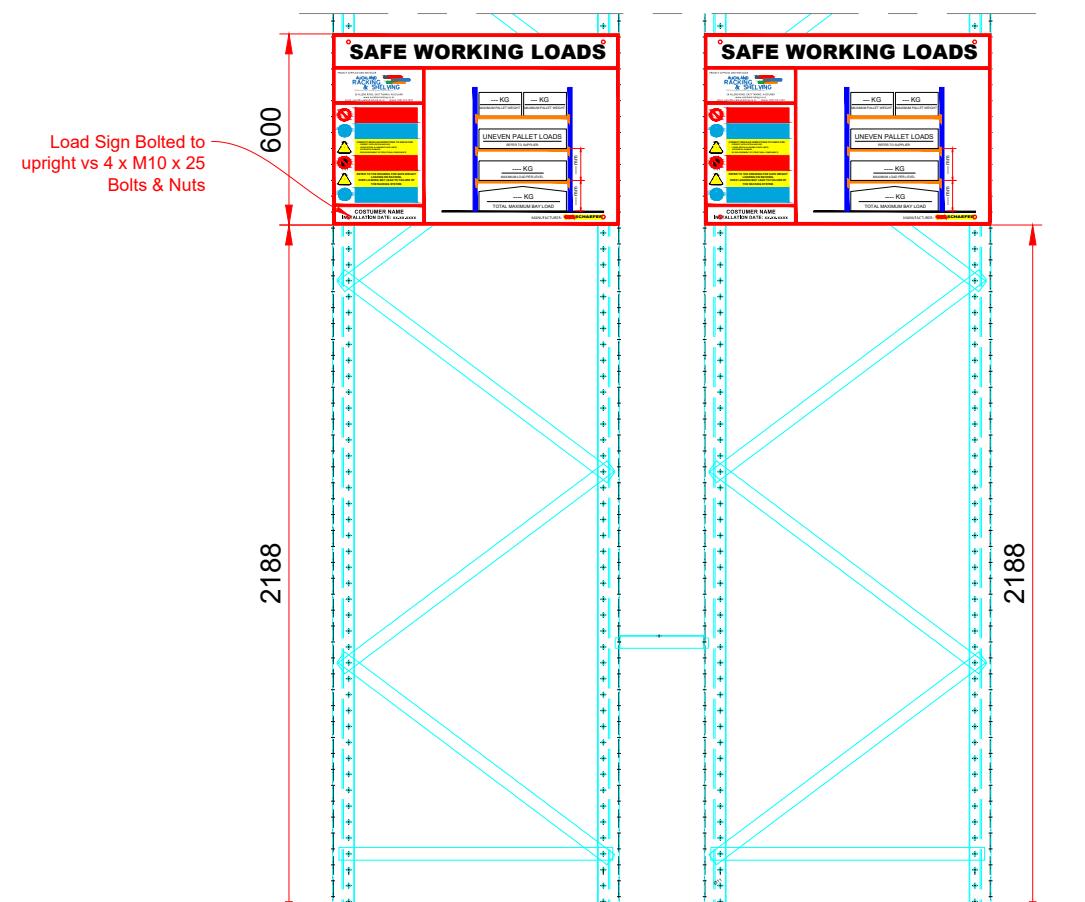
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Checked By : JB	12/09/2025	Scale : NTS	
Drawing No. : AR005093-01	Rev. No. : 0	Sh. No. : 1	



ELEVATION

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Drawn By:	KB	Date:	A3
Checked By:	JB	12/09/2025	Scale: NTS
Rev. No.:	0	Sh. No.:	1
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Signage Install

Load Sign, Alphabet Sign

ISSUED FOR APPROVAL

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Checked By:	12/09/2025	Scale:	NTS
Drawing No.:	ARSS IN HOUSE	Rev. No.:	0
		Sh. No.:	1

Sustainability in action

We are committed to:

Sustainable design principles from large-scale developments to single-building units

Implementation of comprehensive environmental management plans on development sites

Recycling of construction materials where possible, including in-house concrete recycling

Encouraging clients to consider additional design features to promote sustainability such as solar electricity, electric vehicle charging stations and rainwater utilisation

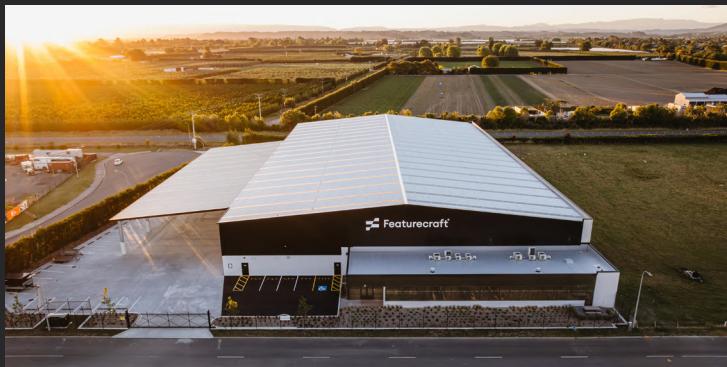
Continual education and training of employees and trades on waste minimisation

Maintaining a modern and efficient fleet of vehicles, plant and machinery

Utilisation of local suppliers and service providers to reduce environmental impact

Encouragement and support for industry development of sustainable construction methods

Feature Projects



Featurecraft, Hawkes Bay



Esko Safety, New Plymouth



Puretec, Hamilton



Cloke and BrandSpec, Auckland



Jones Trading Group, Auckland



Trade Depot, Hamilton

Euroclass Business Parks



Stonehill Business Park 2010 / 2025



Basalt Business Park 2016 / 2025



Building quality
since

1987



euroclass
design | develop | deliver

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