

Building quality
since

1987



21 Kūkū Road - Drury, Auckland

(Lot 117, Drury South Crossing)

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Information Memorandum
Presented by:
Euroclass, September 2026

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design | develop | deliver

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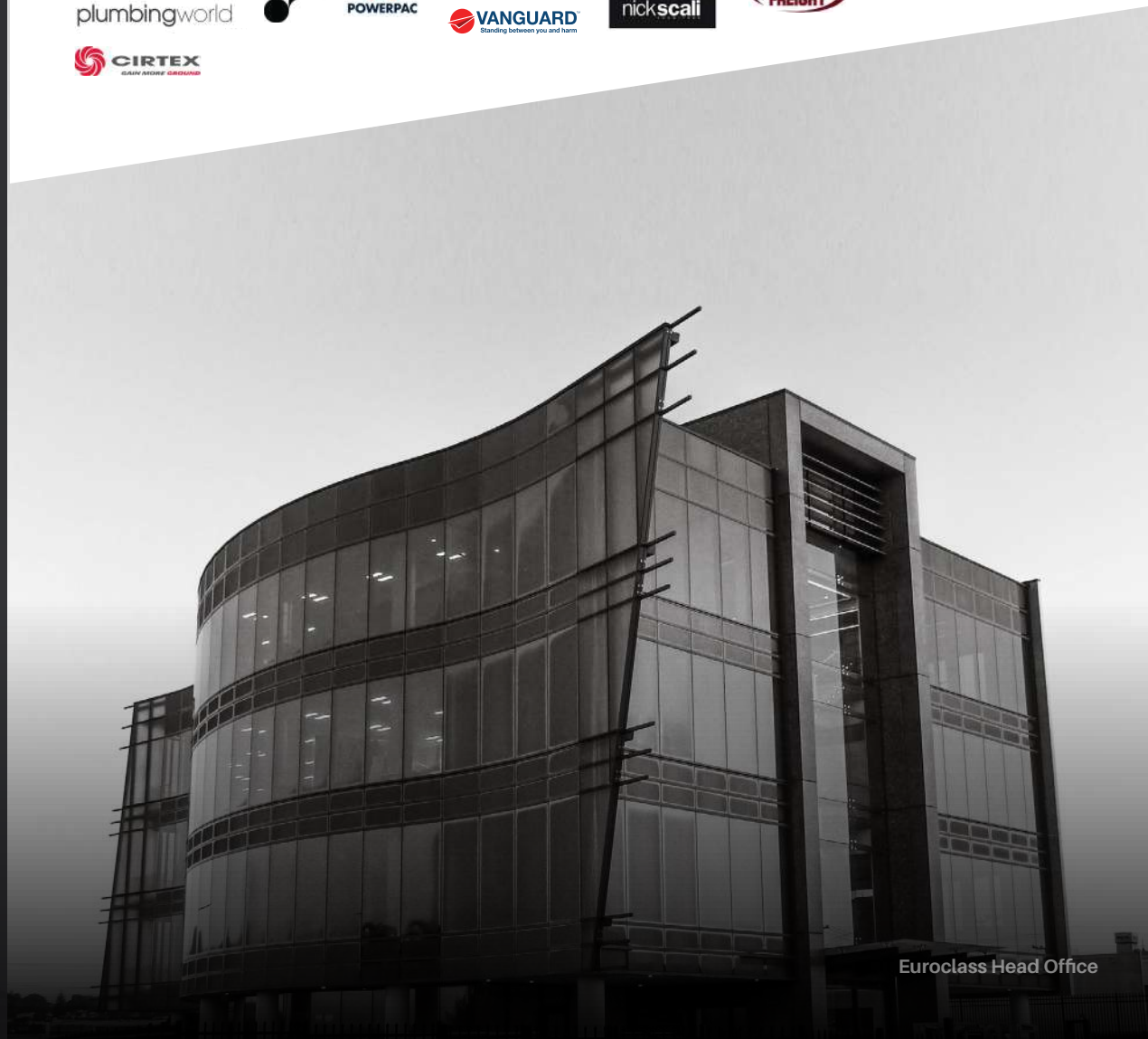
About Euroclass

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.

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



Euroclass Head Office



Prime Location

21 Kūkū Road, Drury, Auckland

Located within the Drury South Industrial Precinct, a 361-hectare master-planned mixed-use development, this property benefits from a highly strategic position next to State Highway 1, between the Drury interchange to the north and the Ramarama interchange to the south.

The site is located just 35 minutes from Auckland CBD, 30 minutes from Auckland Airport, approximately 55 minutes from Hamilton, and the growing township of Paerata Rise is only 12 km away.

21 Kūkū Road has superior motorway access, with northbound and southbound on/off ramps located just five minutes away. This facility is positioned to take full advantage of the significant growth forecast for the region.



SH1

Northbound &
Southbound 2.5 km
Approx. 4 mins



CBD

40 km
Approx. 35 mins



AIRPORT

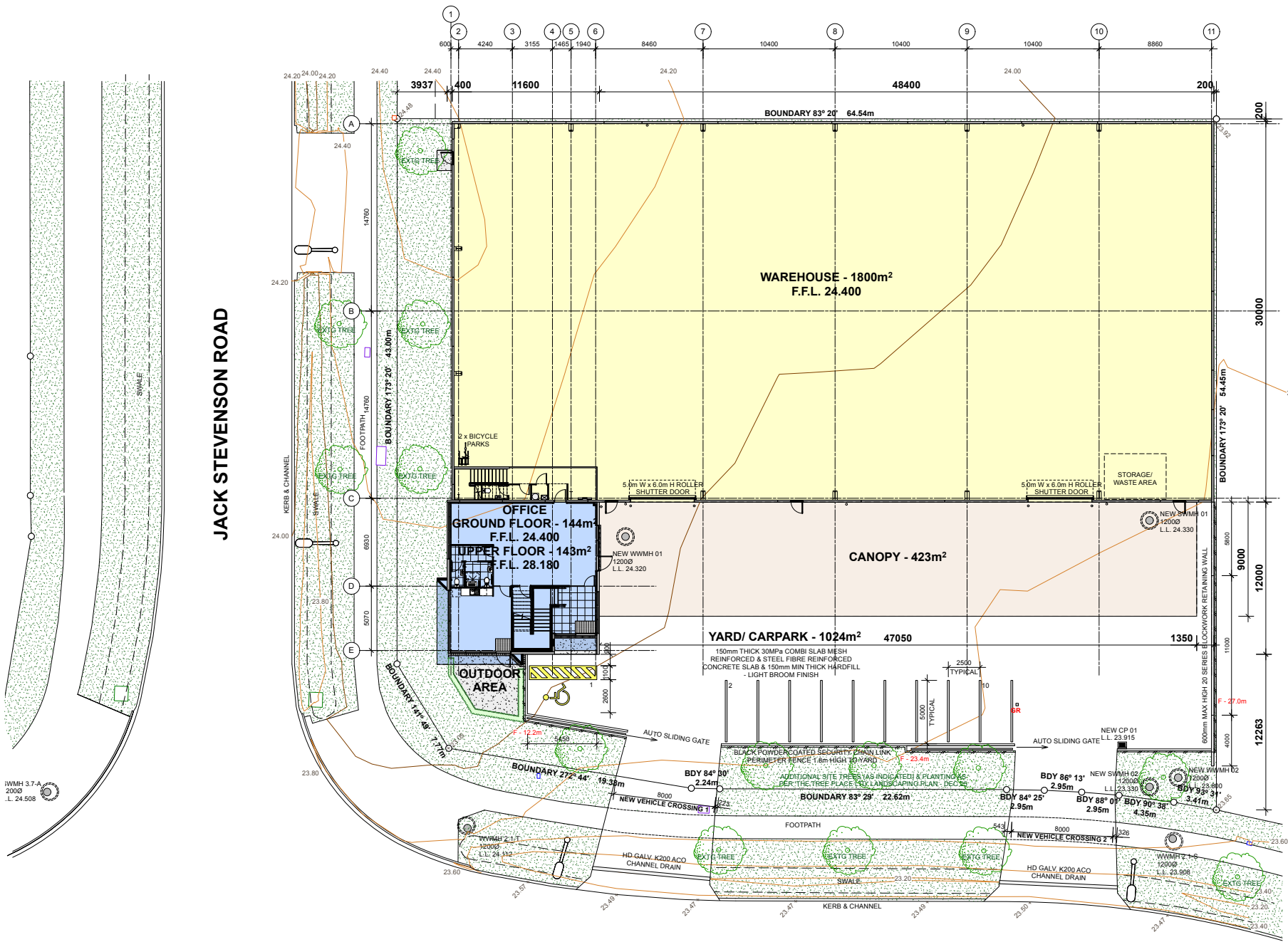
28 km
Approx. 30 mins



HAMILTON

80 km
Approx. 55 mins



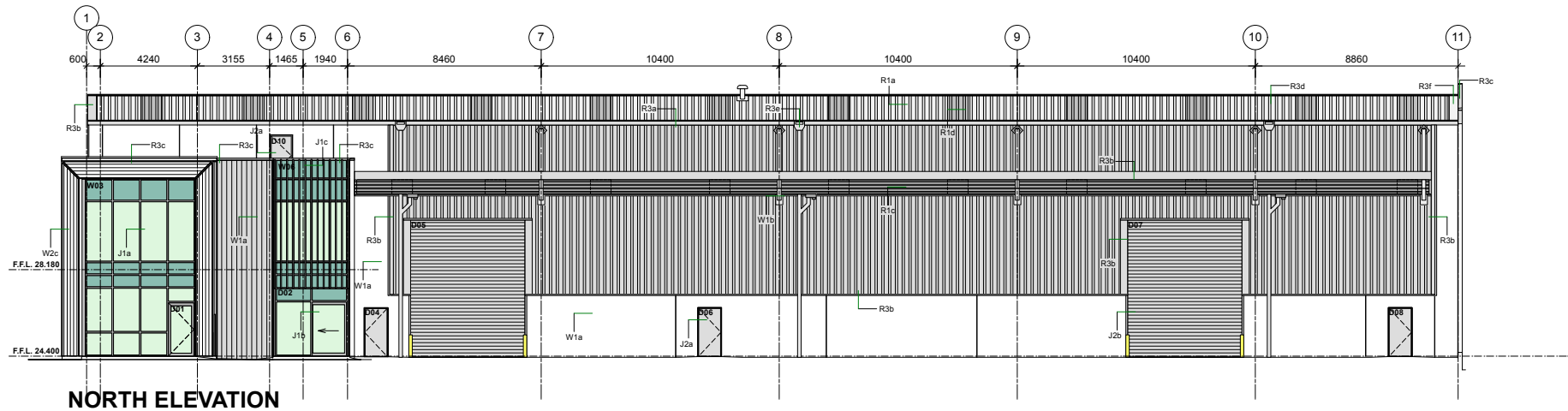
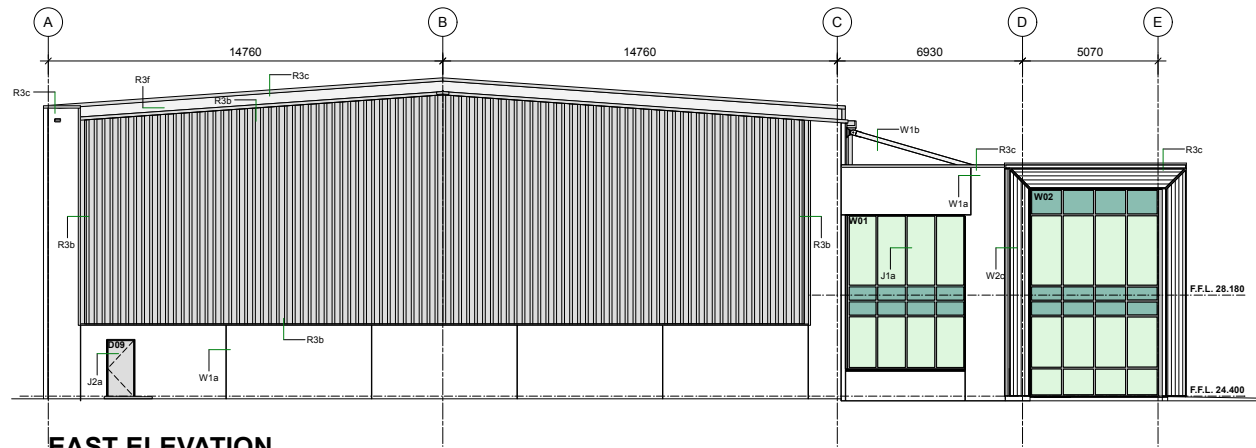


EZIFIT FAN 1 x ECE204 = 72m²
5% MIN. REQ. OPEN AREA TOTAL = 88.6m²
TOTAL OPEN AREA ACHIEVED = 141.4m²
COMPLIANT

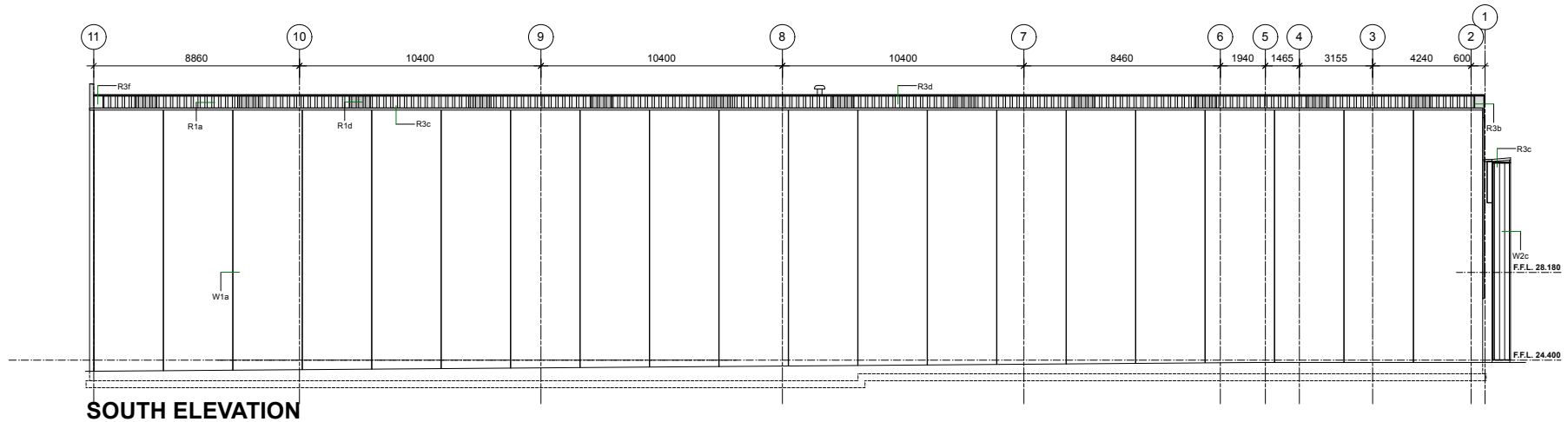
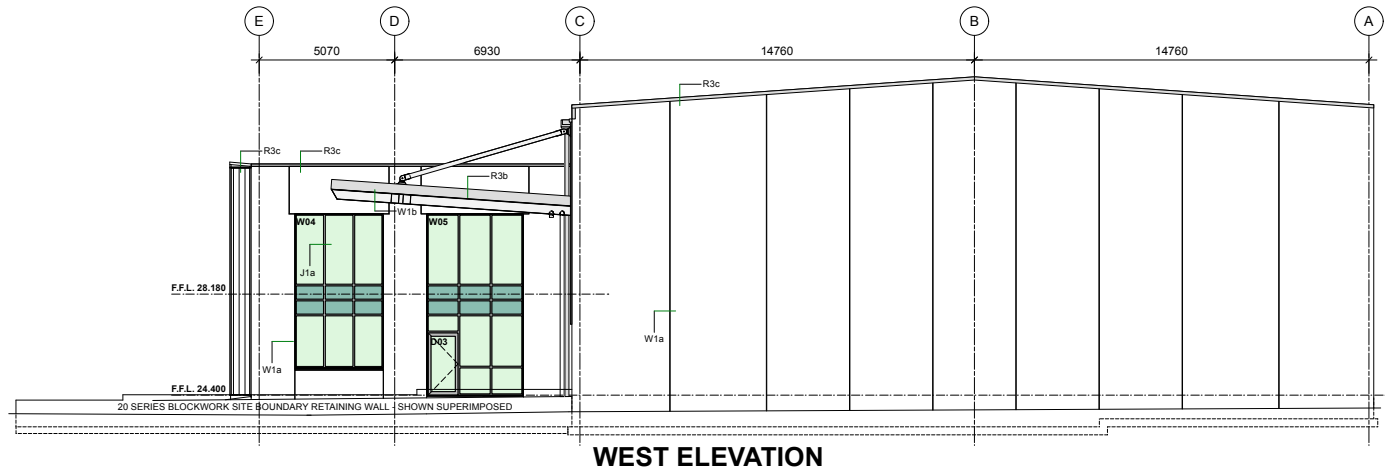


KUKU ROAD

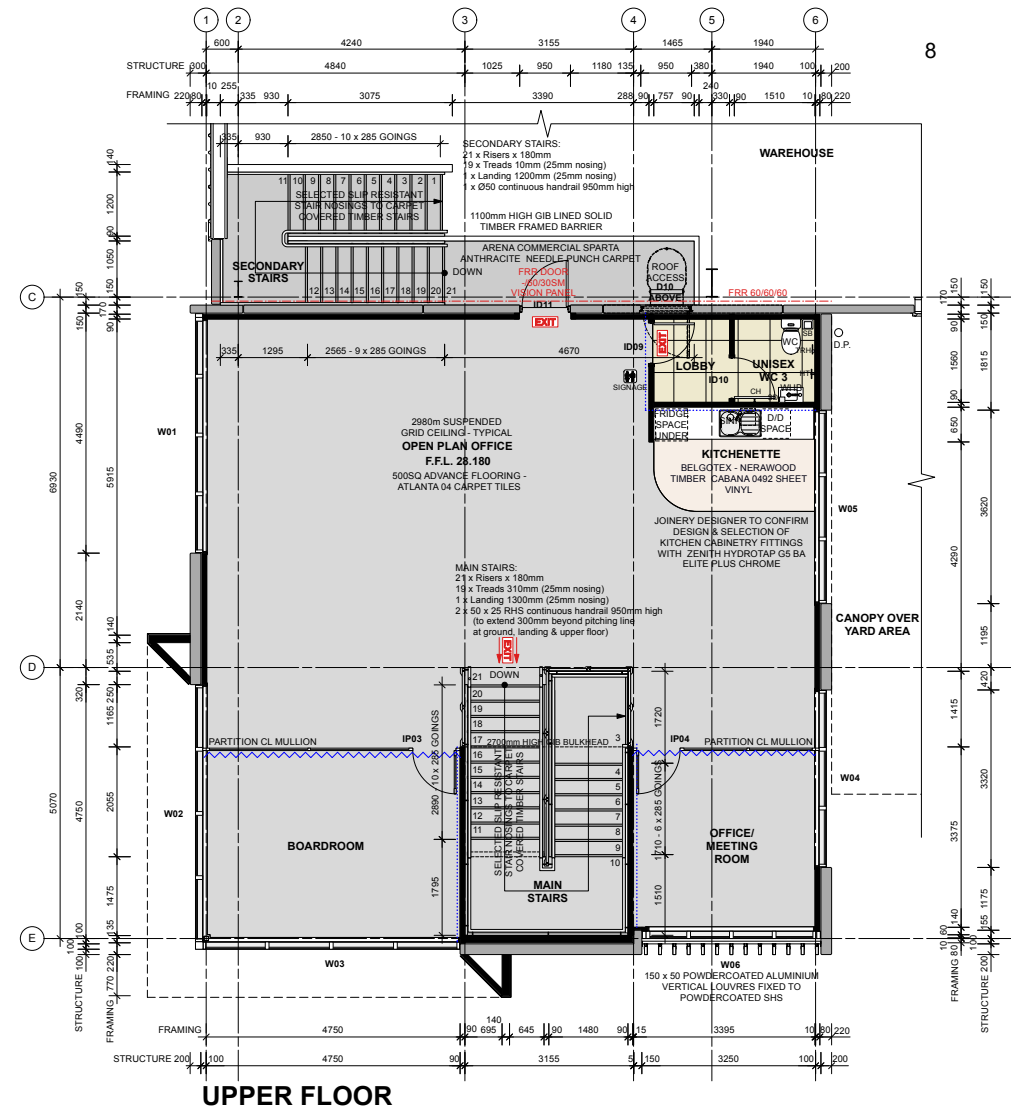
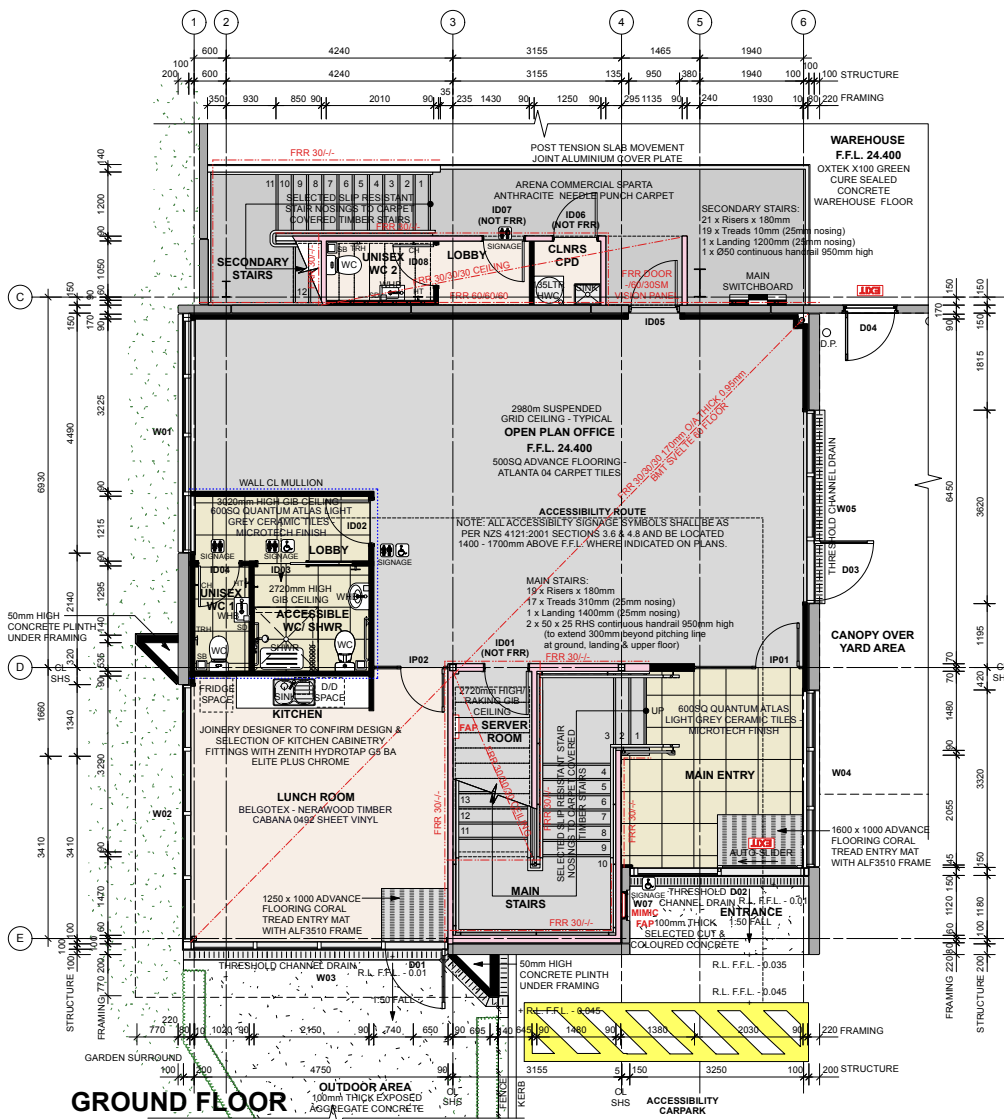
	REV	DATE	ISSUE	PROJECT NAME PROPOSED NEW DEVELOPMENT 21 KUKU ROAD DRURY AUCKLAND		DRAWING NAME SITE PLAN			JOB REF. 25 012	
	STATUS PRELIMINARY © COPYRIGHT WARNING These drawings, IP and designs remain the sole property of Euroclass RSH. Do not scale off these drawings. If in doubt contact Euroclass RSH.								DRAWING NO. A01	
	SCALE: 1:150 @ A1					DRAWN - SMP			DATE - 13/01/2026	



REV		DATE	ISSUE	PROJECT NAME		euroclass		DRAWING NAME			JOB REF. 25 012	
			STATUS	PRELIMINARY		21 KUKU ROAD		EAST & NORTH ELEVATIONS			DRAWING NO.	
			© COPYRIGHT WARNING		DRURY		design develop deliver				A09	
			These drawings, IP and designs remain the sole property of Euroclass RSH. Do not scale off these drawings. If in doubt contact Euroclass RSH.		AUCKLAND				SCALE - 1:100 @ A1		REV.	
									DRAWN - SMP		DATE - 13/01/2026	



REV	DATE	ISSUE	PROJECT NAME	DRAWING NAME		JOB REF. 25 012	
		STATUS	PROPOSED NEW DEVELOPMENT 21 KUKU ROAD DRURY AUCKLAND	WEST & SOUTH ELEVATIONS		DRAWING NO.	REV.
		© COPYRIGHT WARNING				A10	
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					SCALE - 1:100 @ A1	DRAWN - SMP	DATE - 13/01/2026



REV	DATE	ISSUE
1	13/01/2026	PRELIMINARY

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PROJECT NAME	PROPOSED NEW DEVELOPMENT
21 KUKU ROAD	DRURY
AUCKLAND	

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DRAWING NAME	GROUND & UPPER OFFICE FLOOR PLANS
SCALE	1:50 @ A1
DRAWN	SMP
DATE	13/01/2026

JOB REF.	25 012
DRAWING NO.	A05
REV.	



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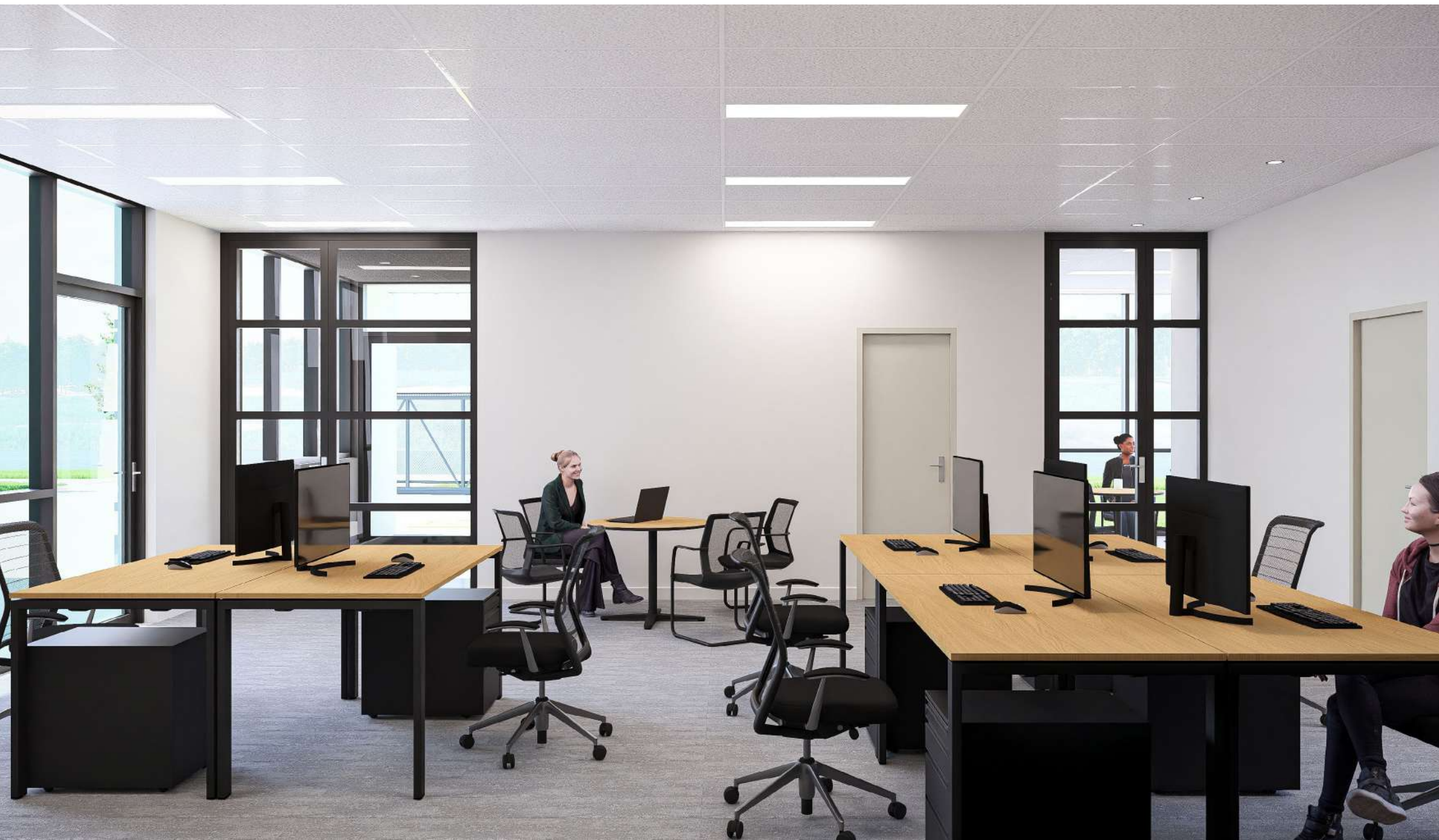
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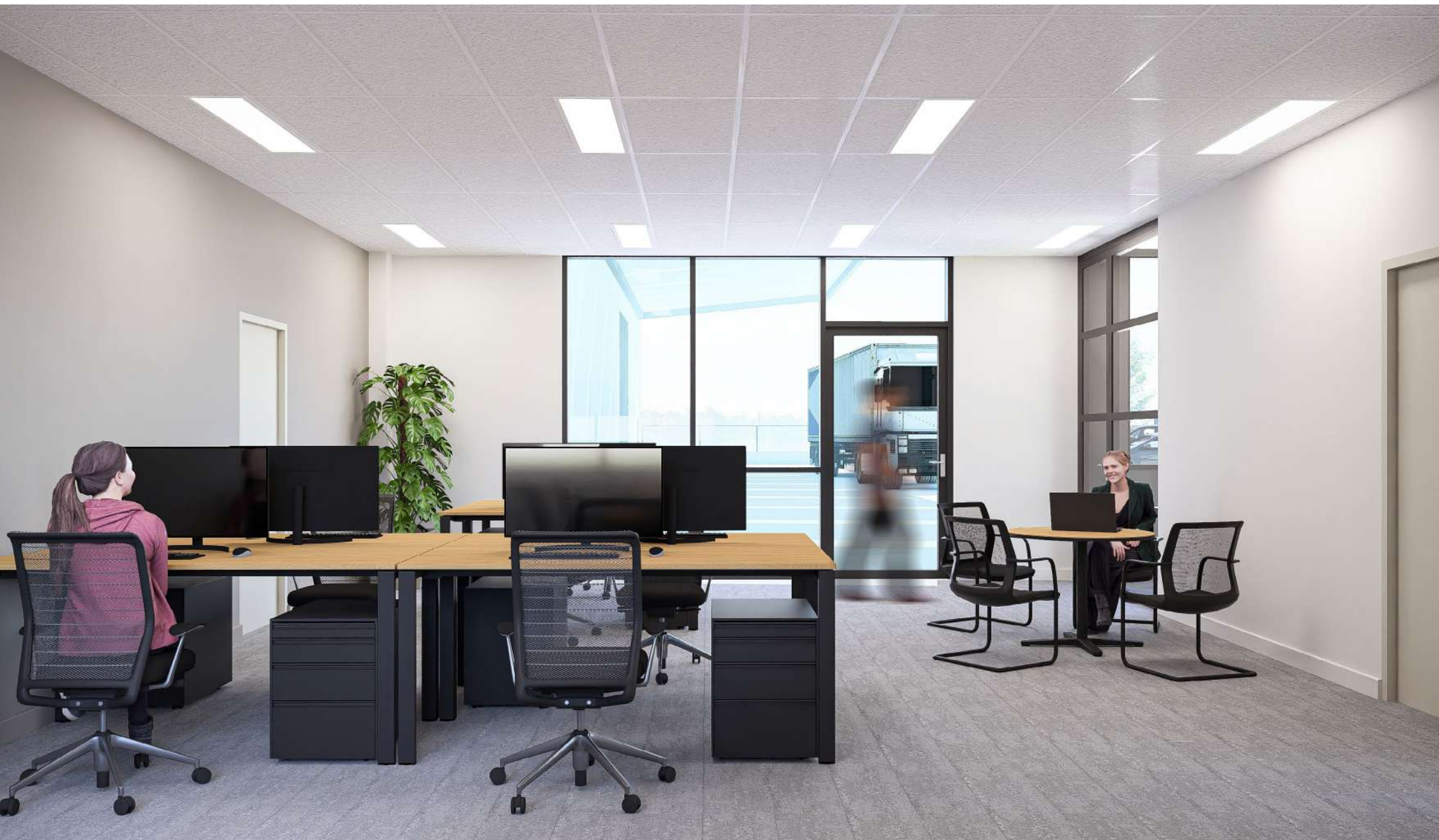
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EUROCLASS

**PROPOSED WAREHOUSE STORAGE
SOLUTION**

**LOT 117 DRURY SOUTH
INDUSTRIAL PRECINCT**

PROPOSED WAREHOUSE STORAGE SOLUTION

**SH_{ELVING}
DEPOT**

November 18, 2025



Capacity Calculations subject to hard measure and
Fire & Egress Report

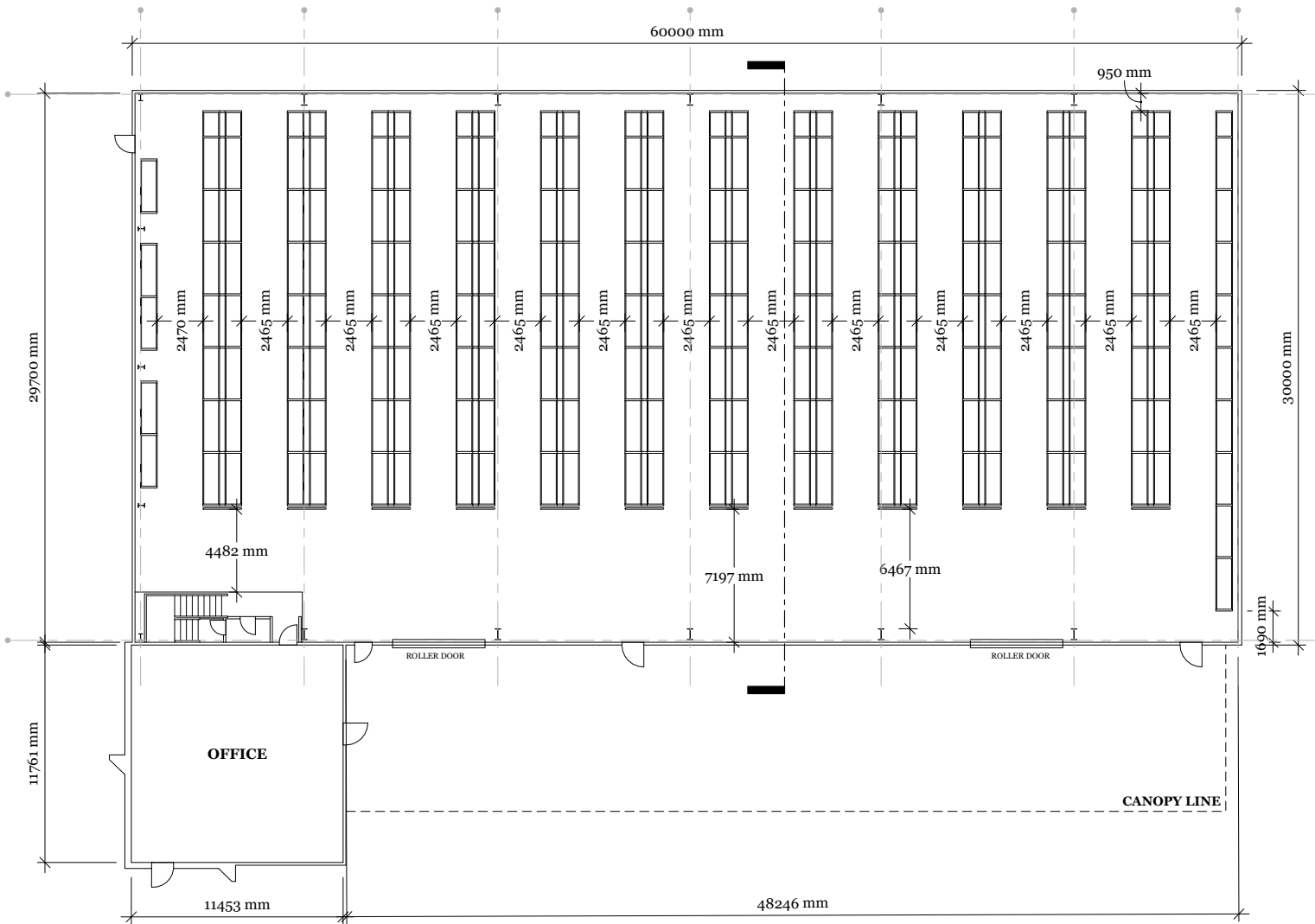
**SH  LVLING
D  POT**

EUROCLASS

REVISIONS		
	MM/DD/YY	REMARKS
1	18/11/2025	FIRST DRAFT COMPLETED BY ELLERY BONDORC
2	--/--/--	---
3	--/--/--	---
4	--/--/--	---
5	--/--/--	---

A	01
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PROPOSED LAYOUT 2



TOTAL PALLET SPACES: 2334
Spacing between racking is 300mm back-to-back
Capacity Calculations subject to hard measure and
Fire & Egress Report

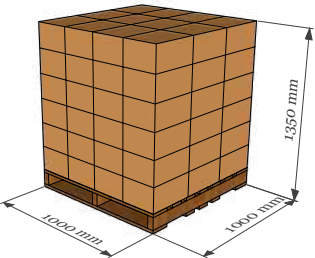
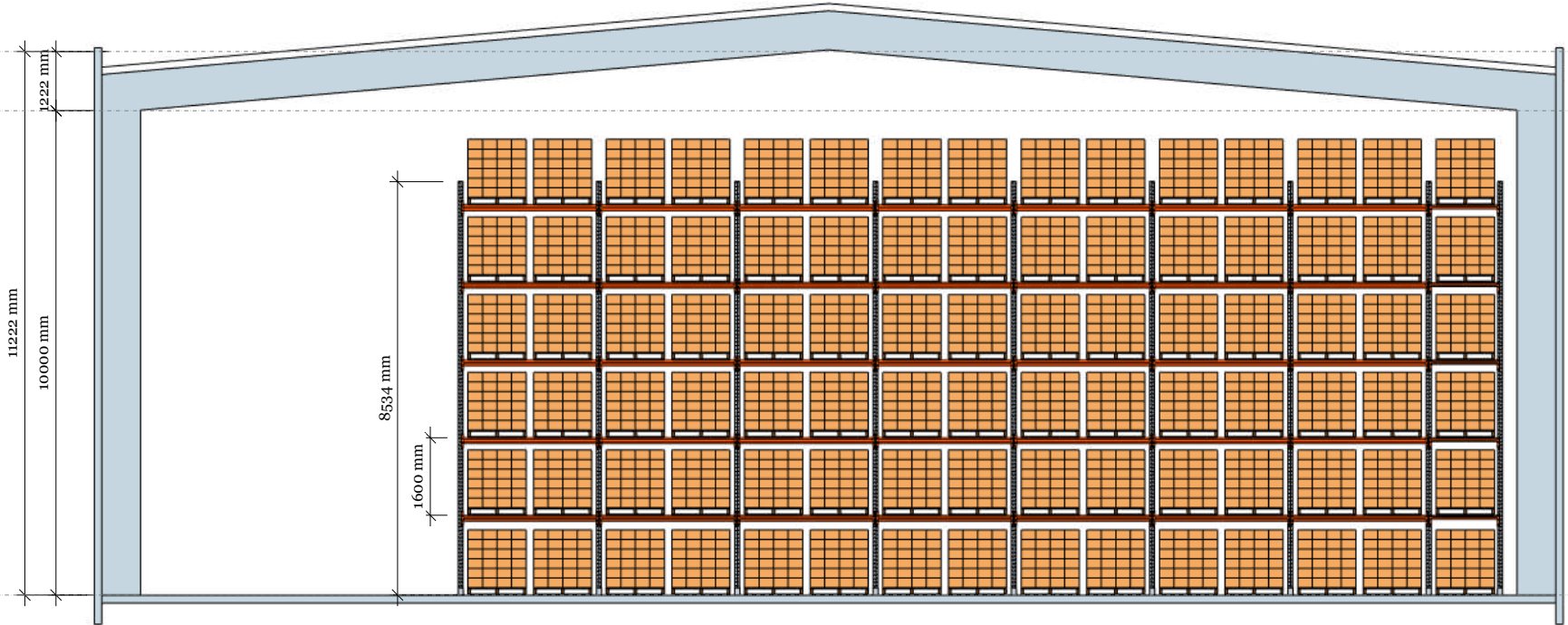
FLOOR PLAN - 2465 mm AISLE RACK-TO-RACK
SCALE 1:250 @ A3

REVISIONS		
MM/DD/YY	REMARKS	
1	18/11/2025	FIRST DRAFT COMPLETED BY ELLERY BONDOC
2		
3		
4		
5		

▼ HIGHEST BEAM GRADE
± 11.22 m

▼ LOWEST BEAM GRADE
± 10.00 m

▼ FINISHED FLOOR LINE
± 0.00 m



SECTION VIEW
SCALE 1:100 @ A3

REVISIONS		
MM/DD/YY	REMARKS	
1	18/11/2025	FIRST DRAFT COMPLETED BY ELLERY BONDOC
2	...	
3	...	
4	...	
5	...	

OUTLINE SPECIFICATION

Project: 21 Kuku Road, Lot 117, Drury South
Date: 06/07/2026

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 25/86 Rev C) 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 1	Preliminary & General
Section 2	Site Preparation
Section 3	Office – Basic Structure and Elements
Section 4	Warehouse – Basic Structure and Elements
Section 5	Internal Fitout and Finishes to the Offices
Section 6	Services
Section 7	External Works
Section 8	Exclusions + Clarifications
Section 9	Programme

PRELIMINARY & GENERAL

1.1 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. This also includes the fees of consultants required to provide reports to get the design complete.

1.2 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 8.1, sprinklers are excluded. There is no allowance for addressing inadequate firefighting water supply.

1.3 Geotechnical Report (Soil Report)

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

1.4 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.

1.5 Builders Site Services

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

1.6 Insurance

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

1.7 Consent Fees

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

1.8 Waste Disposal

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

1.9 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

2.1 Demolition

No allowance is included for demolition of any kind.

2.2 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.

2.3 Rock Excavation

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.

2.4 Unsuitable Ground

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

2.5 Relocation of Existing Services

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

3.1 Foundations

Allowance is included to construct 25 MPa in situ reinforced concrete strip footings, column pads, tie beams etc. all as designed and specified by the Registered Structural Engineer.

3.2 Floors

3.2.1 Ground Floor

100mm thick 25 MPa in situ reinforced concrete floor laid over polythene damp proof membrane over compacted hardfill. Polystyrene insulation placed under the concrete to achieve the thermal requirements. Concrete floor shall be power float finished to a smooth, dense, even surface. Construction joints and saw cuts as designed and specified by designer.

3.2.2 First Floor

30 MPa concrete floor on proprietary composite steel decking (Hibond or similar) as designed by registered engineer. Floor loading 3.0 kPa to the office slab.

3.3 Structure

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.

3.4 External Finishes

3.4.1 Painted Precast Panels

40 MPa Concrete steel reinforced Precast Panels. Produced off-site in approved facilities under structural engineer's supervision.

3.4.2 Aluminium cladding

To be powder coated extrusion systems such as Nuwall or Flashclad. Mounted on a cavity system with approved installation methods and with appropriate flashings.

3.4.3 Windows & Glazing

All windows to be commercial quality powder coated aluminium frames double glazed with selected Low SHGC tinted glass.

3.5 Roof

3.5.1 Conventional Profiled Roofing.

0.55mm thick zincalume steel roofing either Dimond DP955 or Steel and Tube ST963 profile over minimum R5.0 fibreglass insulation over breather type roof underlay (Covertex 405 or similar) over galvanised wire netting over galvanised steel and/or timber purlins. Roofing sheets are thermally separated from the purlins by 20mm Thermax B (or similar) strips.

3.6 Gutters, Flashings & Downpipes

All external gutters are allowed to be Colourcote Zinacore or Colorsteel fascia gutters with PVC downpipes as designed. All internal gutters shall be 1.5mm Ardex or Viking Roofspec butynol or TPO membrane lined plywood internal gutters complete with downpipes and overflow. Downpipes and/or rain heads used in main entrance area.

WAREHOUSE – BASIC STRUCTURE AND ELEMENTS

4.1 Foundations

Allowance is included to construct boxed 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.

4.2 Floor

The floor shall be power float finished to a dense, smooth, even surface. The floor shall be coated with Ashfords or similar (surface hardener/dust sealer) on completion.

4.2.1 Post Tensioned Slab

170mm thick in post tensioned floor, 40 MPa concrete floor laid over polythene damp proof membrane over 150mm min compacted hardfill. Floor loading 25 kPa uniform floor load. Concrete finish to FM2 standard. The design of the slab will be carried out and supervised by specialist slab engineers and joints will be at locations specified by the consultant registered structural engineer. The perimeter of the slab will be protected by movement joints (Canzac, Danley or similar), steel cover plates and with aluminium angles to ensure the shrinkage of the slab is managed.

4.3 Structure

- 4.3.1** Structural steel portal frames at 4-5 degrees pitch. Stud height to be 10.00m to top of portal knee and approximately 11.3m in the centre. Clear span as per cross section.
- 4.3.2** 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.
- 4.3.3** 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.
- 4.3.4** Solar Panels. Structure will be designed to be able to withstand the weight of solar panels on the northern side of the warehouse ridge line.

4.4 External Finishes

4.4.1 Precast Panels

Walls are natural finished unless noted otherwise.

4.4.2 Painted Precast Panels and Concrete Bollards

Will be washed, then have one coat of concrete sealer and then two coat of Resene Lumbersider or equivalent.

4.4.3 Structural Steel

- All external steel will be blasted and have a hot dip galvanised finish.
- All purlins and girts shall be galvanised cold rolled steel type.

4.4.4 Metal Cladding

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

4.5 Roof

4.5.1 0.55mm zincalume roofing either Dimond DP955 or Steel and Tube ST963 profile laid over 314 thermobar whitecap paper (or similar product), over 150mm x 300mm galvanised wire mesh netting on top of the galvanised steel purlins.

4.5.2 Included is 1 strip of translucent sheeting per 5m run of roofing for natural lighting. Typically 2 per bay.

4.6 Gutters, Flashings & Downpipes

Exterior gutters shall be Colourcote Zinacore or Colorsteel Maxam finish, with uPVC, painted downpipes. Internal gutters shall be 1.5mm Ardex or Viking Roofspec butynol or TPO membrane lined on plywood, complete with downpipes and overflows. All flashings to roofing shall be made from the same material as the roofing.

4.7 External Doors

4.7.1 2 x electrically operated Roller Shutter doors (5.0m wide x 6.0m high) provided by an industrial door specialist are included in our offer, powdercoated and with three phased motors.

4.7.2 External Roller doors to have 150mm diameter steel bollards each side.

4.7.3 4 x Aluminium powdercoated three-sided frame exterior personnel doors to warehouse. Legge 991 V31 individually keyed locks with Alpha 700 series handles fitted to the doors.

4.8 Internal Finishes

4.8.1 No allowance has been made for any special finished to any surface including the back of cladding, inside face of precast and concrete floor, apart from the dust seal.

4.8.2 Structural Steel

All internal steel will be blasted and primed with Resene Steelfab or similar paint to 75 Microns thickness.
All purlins and girts shall be galvanised cold rolled steel type.

4.8.3 Timber doors from the office into the warehouse are to be enamel paint finished. Kick plates will be installed on main throughfare routes.

4.9 Canopy

Cantilevered canopy with a minimum height of 6.5m above FFL, hot dip galvanised rafters. 2 sheets of translucent roofing, per bay, as per warehouse roof. Includes 5 x LED lowbay lights to underside of canopy for night loading.

INTERNAL – BASIC STRUCTURE AND ELEMENTS

5.1 Partitions

5.1.1 Office Partitioning

Partitions to the office perimeter, lunchroom and amenities only.
Balance open plan (office partitioning will be provided by Euroclass as per floor plans)

5.1.2 Office Perimeter, lunchroom and amenities

Timber or steel partitions 2980mm high, 10mm Gibraltar board lining, flush stopped and paint finished. (Note toilet amenities ceiling at 2.7m high)

5.2 Internal Doors and Hardware

5.2.1 Offices Doors

2200mm solid core hinged door leafs with cylinder Mortise latch sets (Legge Commercial 990 or similar Mortice with lever arm handles.
Door closer allowed where necessary. No allowance to master key door locks.

5.2.2 Toilet Doors

2200mm solid core hinged door leafs with cylinder Mortise latch sets (Legge Commercial 990 or similar Mortice with lever arm handles.
Door closer allowed where necessary. No allowance to master key door locks. Toilet indicator bolts allowed.

5.3 Sundry Hardware

- 5.3.1** Total 1 toilet roll holder per toilet cubicle
- 5.3.2** Total 1 mirror per each wash hand basin
- 5.3.3** Total 1 coat hook per toilet cubicle
- 5.3.4** Total 1 towel rail per each toilet room

5.4 Sundry Fittings

5.4.1 Water Closets

Total 4x (3 x separate and 1 x disabled persons toilets) white vitreous china wash down pans complete with low level flushing cistern (Clark Alto II or equivalent) complete with white plastic seat.

5.4.2 Wash Hand Basins

Total 4 x white wall mounted wash hand basins complete with hot and cold chrome single lever tap per basin.

5.4.3 Shower

Allowance for one shower in the disabled cubicle. This includes the required grab handles, seat and fabric curtain.

5.4.4 Hot Water Cylinder

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

5.4.5 Cleaners Sink

Allow to supply and install 1x 32L, wall mounted, 304 grade stainless steel cleaners sink with tub taps.

5.5 Floor Coverings

5.5.1 Carpet

A PC Sum of \$98.00 per m² laid for commercial carpet (40 oz Godfrey Hirst or similar laid by direct stick method)

5.5.2 Matwell

1 x 'Advance Flooring' CoralTread commercial entrance mat has been included. The allowance of \$98.00 per m² for all floor coverings includes the entrance matwells.

5.5.3 Vinyl (Amenities and Lunchroom)

2mm thick Polyflor commercial vinyl or similar. An allowance of \$98.00 per m² laid is included for floor coverings to the lunchroom.

5.5.4 Tiles

Ceramic tiles laid on floors in all bathrooms. 150mm tile skirting is included around all the walls. A PC Sum of \$150.00 per m² to tile any bathroom surfaces. Walls will be tiled full height in accessible toilet/shower and behind toilet cisterns. Tiling also to be installed in the entry/foyer and in front of kitchenettes.

5.6 Ceilings

5.6.1 Offices excluding Boardroom.

1200mm x 600mm two-way white suspended ceiling system with 12mm (AMF Thermafon Thermatex or similar) mineral fibre tiles or 10mm paint finished Gib board. 2980mm high.

5.6.2 Amenities

10mm thick Gib board painted ceiling. 2680mm high.

5.6.3 Black Suspended in Boardroom.

1200mm x 600mm two-way black suspended ceiling system with 12mm (AMF Thermafon Thermatex or similar) mineral fibre tiles. 2980mm high.

5.7 Kitchen

- 5.7.1** Total 2 x 2200mm wide sink bench tops in Silestone Range and a matching splashback in Silestone Range
- 5.7.2** Prefinished Melamine cabinetry with under bench and overhead cupboards. 1 x rubbish bin and 1 x microwave box included
- 5.7.3** Cupboard doors and drawer fronts in Melteca range
- 5.7.4** A provisional sum per kitchen of \$15,000.00 + GST has been included for kitchen cabinetry only.
- 5.7.5** 1 x lever action faucet included to be installed to each sink. 2 x total.
- 5.7.6** 2 x double power outlets above bench. Power outlets to client supplied appliances.
- 5.7.7** Allowance for 1 x Hydrotap G5 B Classic Plus Chrome tap boiling unit under each kitchen bench included. 1 x total.

5.8 Internal Finishes

All areas have been allowed to be painted.

- 5.8.1** Office gib walls and gib ceilings will have one coat of boardwall sealer followed by two coats of Resene Zylone Low sheen or equivalent.
- 5.8.2** Wet area gib walls and ceilings to have one coat of pigmented sealer followed by two coats of Resene Spacecoat sheen or equivalent.
- 5.8.3** Wood work; e.g. internal doors, frames, handrail capings, skirtings to have one coat of sealer then two coats of Resene Lystacryl or equivalent.

SERVICES

6.1 Plumbing

Allowance is included to lay a 25mm 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.

6.2 Drainage

6.2.1 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.

6.2.2 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.

6.3 Electrical

6.3.1 Mains Supply

Allowance is included to supply and lay a 100amps 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.

6.3.2 Power Reticulation

Allowance is included for 35 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 single phase motorised roller doors.

Wiring is included for lighting - see 6.3.3 - 6.3.6

Wiring is included to the fire alarm panel - see 6.5

6.3.3 Lighting**Offices (Generally)**

1200 x 300 LED panel lights with diffusers to give lighting level of 500 lux maximum. Flush mounted.

6.3.4 Toilet/Amenity Areas

LED down lights included.

6.3.5 Warehouse

200w high LED Highbay lights 30 x quantity.

6.3.6 Exterior

Includes LED down lighting to the main entry and lowbay lighting to the canopy (see 4.9).

6.4 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.

6.5 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.

6.6 Air Conditioning

6.6.1 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.

6.6.2 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

6.6.3 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.

6.7 Security System/Data

No allowance is included for a security system or data.

CCTV

Allowance to install 3 x external cameras to provide visibility to the yards and coverage over the gates. 1 x internal camera will be installed in the ground floor lobby to cover the main entrance door.

Access Control

Both office external doors and the warehouse personnel door closest to the office will be fitted with electronic locks with swipe card and pin access capabilities.

Security

All external doors and office-to-warehouse doors will be fitted with reed or motion switches connected to a security alarm.

Data

A main data cabinet will be installed in the server room along with the fibre ONT connection. 1 x double data outlet will be installed on each floor for printer connections and 2 x access points will be installed to provide wifi coverage throughout the office.

EXTERNAL WORKS

7.1 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 30 MPa reinforced combi slab, placed over 150mm hardfill and finished with a light broom finish, and saw cut into rectangles as directed outside main warehouse only.

7.2 Car Park Marking

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

7.3 Landscaping

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

7.4 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.

7.5 Hose Taps

Total 2 x 15mm diameter hose taps with have been allowed for in our offer.

EXCLUSIONS AND CLARIFICATIONS

8.1 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
- Whiteware / 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, additional costs and conditions.
- Council reserve contributions
- 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

8.2 Clarifications

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

PROGRAMME

9.1.1 Preliminary Programme

The following programme is an indication of the time that we would expect to achieve once all the contracts have become unconditional. Note: Euroclass can't be held responsible for delays in the consent phase – best endeavours only but we are not contractually liable.

9.1.2 Drawings

Time from acceptance of our quotation	12 Weeks
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9.1.3 Building Consent

Time from lodgement with Local Authority	12 Weeks
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9.1.4 Construction

Time from Issue of Building Consent	32 Weeks
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9.1.5 Total

Total time from acceptance to completion	56 Weeks
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Executive Summary

21 Kūkū Road
Drury 2579

**As per drawings Ref 25 012 A00-A26**

Site	3,362m ²
Warehouse	1,800m ²
Office	287m ²
Canopy	423m ²
Carparks	10

Design Rationale

The complex is designed with a drive through yard to provide discipline traffic flows for maximum efficiency. The warehouse is 10m to the top of the portal to 11.3m in the center, with a post tensioned jointless floor. The two-story office has a concrete mid floor and the internal walls to the warehouse are full height precast to provide 60min fire rating and a quality sound barrier. The office overlooks the cantilevered canopy for clear visibility of the operational area.

Rental Rates

Warehouse	1,800m ² @ \$200.00	\$ 360,000.00
Office	287m ² @ \$345.00	\$ 99,015.00
Canopy	423m ² @ \$93.00	\$ 39,339.00
Carparks	10 @ \$20ea/week	\$ 10,400.00
Total rental per annum		\$ 508,754.00
		+ GST

Commercial Terms

10-year lease to ADLS 2012 first edition

Annual increase 3.5%

Midterm review to market hard ratchet

Bank bond for 12-month rental

5+5 Rights of renewal

Available to purchase at 5%

Kind Regards,

Peter Bishop
Director

Charlie Bishop
Director

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



Stonehill Business Park 2010 / 2025



Basalt Business Park 2016 / 2025



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