



Commercial Office or Retail - Henderson

Who do you know that could use this space?

Consider the options for this flexible property

Ideal spot

- on sunny side of street,
- ideal for medium format requirement, national tenant, furniture retailing, fashion etc.



RETAIL/OFFICE AVAILABLE FOR LEASE

600+ m2 - High profile location – Main St., Henderson CBD

Location	404 Great North Rd, Henderson Ground floor area of 2 story Building
Available	Immediate
Property Details	634.3 sq metres, or 318 sq m approx. Ground Floor Commercial space in main street location in well-established commercial centre, incl 4 car spaces.
Car spaces	4 spaces included in rental
Rent; ;	Option 1: 634.3 \$195.00 psm + Car 4 car parks \$128,800.00 + Operating Expenses + GST per annum (inclusive) Option 2; Approx 318 sq m incl. 2 car parks \$66,100.00 pa + opex +GST Also; additional car parks may be available by negotiation.
	Proportion of Outgoings applicable; 52% (or 26% subject to final measure)
Lease Term	7 years, negotiable. Rights of Renewable; Negotiable.
Form Of Lease	6th edition ADLS <u>with</u> standard form modified as attached.
Access for viewing	Keys available Davenports reception upstairs
Landlord	Foremost Properties Limited
Contact	Tony Fisken, Guideline Enterprises Limited, Tauranga. Mobile: 021 276 4125
or	Hadi Younan, Guideline Enterprises Ltd, Auckland Mobile 021 444 440

Sixth Edition ADLS Lease Modification

THE 2nd SCHEDULE

Refer clause 4.3 herein.

Clause 2.1 (d):

Replace “as the commencement date of the then current lease term” with, “for the preceding 12 months”.

Clause 6.1:

Delete words “Each party” and replace with “The Tenant”. (This Clause supersedes any other clause in the Agreement to Lease, if any, relating to legal costs)

Clause 15; Landlords Insurance

1. (b) & 2 a) Replace 12 months with 18 month indemnity.... &b) & c)

Clause 32.1

Replace “is not at the date of giving of such notice” with, “has not been in breach of this Lease or has not flagrantly and wilfully breached any of the other terms of this lease on at least one occasion since the commencement of this lease”.

New Clause:

46.0 Redevelopment Clause

46.1 Should the Landlord require the building or the premises or any part of them for redevelopment purposes and vacant possession of the premises is necessary for those redevelopment purposes, then the Landlord may, by written notice to the Tenant, terminate this Lease by specifying a date of termination to be effective not less than six months after the date of service for such notice on the Tenant. Upon the expiration of such notice this lease shall determine but without prejudice to the rights of either party in relation to any prior breach of this lease, and the rental and operational expenses shall cease to accrue from the date of termination. The tenant shall not be entitled to any compensation or damages arising from such termination. No account shall be taken of the termination rights contained in, or other contents of this clause or any determination of rental on either rent reviews or extensions of this lease. The Parties agree that notice under this clause will not be given within the first **2 year** of this lease.

The Fourth Schedule

Landlords Fixtures and Fittings

(Refer Subclause 45.1(f) of lease)

The Fifth Schedule

Premises Condition Report

