

## AVAILABLE FOR LEASE

### High Profile Office Showroom Space



<b>Location</b>	Unit A. 146 Harris Road, East Tamaki
<b>Available</b>	Existing tenant requires 1 month's notice.
<b>Property Details</b>	229.01 sq metres. Zoning Business 5.
<b>Car spaces</b>	5 spaces included in rental
<b>Rent</b>	\$36,600.00+ Operating Expenses (approx. \$6800.00) + GST per annum
<b>Lease Term</b>	7 years with 2 yearly rent review
<b>Right of Renewal</b>	Negotiable
<b>Form Of Lease</b>	6th edition ADLS standard form with standard modifications and conditions <i>To expedite any lease agreement approvals, please complete the attached Statement of Position and submit with the Agreement. SOP's should be obtained for all guarantors, and private companies.</i>
<b>Access for viewing</b>	Tony Fisken at Guideline
<b>Landlord</b>	Tropical Holdings Limited
<b>Contact</b>	Tony Fisken, Guideline Investors, Tauranga. Mobile: 021 276 4125 <a href="mailto:tony@guideline.co.nz">tony@guideline.co.nz</a>
<b>or</b>	Hadi Younan, Guideline Investors, Auckland. Mobile: 021 444 440 <a href="mailto:Hadi@guideline.co.nz">Hadi@guideline.co.nz</a>