

## AVAILABLE FOR LEASE

**HAMILTON, 52 ALEXANDRA STREET.**



<b>Location</b>	52 Alexandra Street, (Opposite Farmers and Farmers carpark)																		
<b>Available</b>	Immediately																		
<b>Property Details</b>	Showroom/retail , facilities; approx 2340 sqm <ul style="list-style-type: none"> <li>• Divided into spaces from 250sqm to 840 sqm</li> <li>• Stud height; 4.3 metres at the knee</li> <li>• CBD, good access, public carpark building at North end of Alexandra St.,</li> <li>• New 400 car carpark building to the south</li> <li>• 1.5 blocks to Garden Place, good visibility and 22 on-site carparks, and loading bay.</li> <li>• Surrounded by public carparks Alexandra St is becoming one of the more highly walked CBD streets.</li> </ul>																		
<b>Car spaces</b>	22 on-site carparks, apportioned on sq.m. floor areas basis																		
<b>Rent</b>	<p><b>Floor areas available;</b> these are indicative and subject to arrangements entered into but currently include;</p> <table border="1"> <thead> <tr> <th><u>Units and SQM's</u></th> <th><u>Rent</u></th> <th><u>Opex and carpark allocation</u></th> </tr> </thead> <tbody> <tr> <td>1. 550 sqm</td> <td>\$113,667.00</td> <td>23.5%</td> </tr> <tr> <td>2. 250 sqm Cnr +fronts car park</td> <td>\$64,050.00</td> <td>10.7%</td> </tr> <tr> <td>3. 250 sqm</td> <td>\$59,950.00</td> <td>10.7%</td> </tr> <tr> <td>4. 840 sqm</td> <td>\$187,050.00</td> <td>85.7%</td> </tr> <tr> <td>5. *****LEASED</td> <td></td> <td></td> </tr> </tbody> </table> <p><b>Car Parks and opex:</b> estimated current opex; \$23.00 psm pa.  <b>Customer carparking:</b> 22 on-site, apportioned on sq.m. floor areas basis. Allocated as above.  <b>Rent:</b> Subject to area and location within building. Expected floor rates range from \$145.00 (+ opex/carpark).</p>	<u>Units and SQM's</u>	<u>Rent</u>	<u>Opex and carpark allocation</u>	1. 550 sqm	\$113,667.00	23.5%	2. 250 sqm Cnr +fronts car park	\$64,050.00	10.7%	3. 250 sqm	\$59,950.00	10.7%	4. 840 sqm	\$187,050.00	85.7%	5. *****LEASED		
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<b>Lease Term</b>	7 years, 2 yearly rent reviews (longer terms subject to negotiation)																		
<b>Right of Renewal</b>	subject to negotiation.																		
<b>Form Of Lease</b>	5 <sup>th</sup> edition ADLS standard form modified: <ol style="list-style-type: none"> <li>1. Replace the rent review terms with 3<sup>rd</sup> Edition rent review terms and conditions.</li> <li>2. Insertion of Redevelopment Clause</li> <li>3. Deletion of words following the word "claim" (ie delete "but not exceeding \$500.00"), in Outgoings Schedule item 5.</li> </ol>																		
<b>Access for viewing</b>	Keys are available from NZ Commercial Property Brokers Ltd. 4 Knox St. Hamilton. Phone 07 838 3304. Or contact Tony Fiskén as below.																		
<b>Landlord</b>	Alexandra Property Investor Group																		
<b>Contact</b>	Tony Fiskén, Guideline Enterprises Limited, Tauranga. Mobile: 021 276 4125 <a href="mailto:tony@guideline.co.nz">tony@guideline.co.nz</a>																		