

**AVAILABLE FOR LEASE**  
**146 HARRIS RD, EAST TAMAKI**



<b>Location</b>	Unit C, 146 Harris Rd, East Tamaki
<b>Available</b>	Available 1 September 2009
<b>Property Details</b>	277.68 m <sup>2</sup> (consisting of 183.92m <sup>2</sup> warehouse, 94.39m <sup>2</sup> offices, showroom, facilities). an accessory building (previously a dangerous goods store) of approx 36m <sup>2</sup> is available, but may be leased separately.  Stud height;     Approx 5.10metres Good access, parking and manoeuvring area. Reasonable profile.
<b>Car spaces</b>	6
<b>Rent</b>	\$36,000 p.a (+opex +GST)
<b>Lease Term</b>	7 years, 2 yearly rent reviews
<b>Right of Renewal</b>	subject to negotiation.
<b>Form Of Lease</b>	5th edition ADLS standard form modified: 1.replace the rent review terms with 3 <sup>rd</sup> Edition rent review terms and conditions. 2. Insertion of Redevelopment Clause 3. Deletion of words following the word "claim" (ie delete "but not exceeding \$500.00"), in outgoings schedule item 5.
<b>Access for viewing</b>	Call for appointment to view inside.
<b>Landlord</b>	Tropical Holdings Ltd.
<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> Hadi Younan, Auckland 021 444 440 <a href="mailto:hadi@guideline.co.nz">hadi@guideline.co.nz</a>