

Basement Storage Space. Corner of Durham and Elizabeth Streets  
Available for Lease.



**Subject:** Available for lease

**Location;** Basement area under Office Max with access down ramps off either Elizabeth Street or Durham Street

**Property Details;** Storage 128 M<sup>2</sup>

Stud height; 4.5 metres  
Centrally located space. Good access,  
Large roller door access.

**Car spaces;** Nil

**Rent;** \$10,880.00 (+opex+gst)

**Lease Term;** 6 years, 2 yearly rent reviews

**Form Of Lease:** ADLS 5th edition 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. Delete the words following the word "claim" in outgoings schedule. Item 5  
ie. "but not exceeding \$500.00")

**Landlord;** Guideline Investment Group

**Contact;** Tony Fiskén,  
Guideline Enterprises Limited,  
tony@guideline.co.nz  
Ph. 64 7 5784807 (bus), Mobile; 0275 64125  
fax. 64 7 5784806 (bus),  
[www.guideline.co.nz](http://www.guideline.co.nz),  
P O Box 268, Tauranga New Zealand.