
AVAILABLE FOR LEASE

HEWLETTS ROAD - HIGH PROFILE LOCATION

Sales Outlet/Industrial/Distribution - Showroom/Office - Display Yard

**Location**

19 Hewletts Road, Mount Maunganui

Industrial business area includes retailing, small to medium size service industries, car dealerships and destination outlet stores. Previous uses have included factory, garden and building supplies, boat sales and caravan sales.

An office/showroom block provides an entry foyer with reception counter, one large office and two smaller offices, a laundry room, a large lunchroom and both men's and women's toilets, and is positioned to the front of the site.

Large double bay warehouse building fitted with two large roller doors, two pedestrian doors and a small storage room is positioned towards the rear and middle of the site. Most of the site is developed with a sealed surface.

Available

14th August 2025

Property Details

Factory/Warehouse 1,302sqm
Office/Showroom 225sqm
Yard Area 1,100sqm+
Canopy 22sqm
Total Land Area 4,201sqm

Rent

\$266,000pa+gst
Operating Expenses \$31,800pa+gst (2024 rates) and \$9,450pa+gst (2025 insurance)

Lease Term

7 years with 2 yearly rent reviews to market

Form Of Lease

6th edition ADLS including standard modifications as attached:
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.

Access for viewing

Henry Clarke – Centre Manager @ Farmer Motor Group

Ph: 07-578 6017 ext 243 or 029-490 1141 - Email: henry@farmerautovillage.co.nz

Landlord Contact

Hewletts Road Investment Group

Frances de Vantier, Guideline Investors Limited, Tauranga

Ph: 07-578 4807 or 027-235 3995 - Email: frances@guideline.co.nz

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

Delete clause (1)(b). Delete clause (2)(a)(i) and insert clause (2)(a)(ii) 18 months indemnity.

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 years** of this lease.

47.0 Health & Safety

The Tenant will do all things necessary as the occupier of the premises to comply with the Health and Safety at Work Act 2015 ("HSW Act") including, but without limitation:

- (a) Take all practicable steps to ensure that any person in or on the Premises or the building of which the Premises forms part or in the vicinity of the Premises or the building, is not harmed by any hazard arising in or on the Premises. Hazard has the same meaning as in section 16 of the HSW Act;
- (b) At all times during the terms of this Lease develop, maintain and implement a program promoting the health and safety of people in the Premises and a system of auditing such program. Upon receiving a written request by the Landlord, the Tenant will provide reasonable details of the program implemented by the Tenant;

- (c) Immediately notify the Landlord of any hazard identified on the Premises; and
- (d) Comply with any notices issued pursuant to the HSW Act unless the work required by a notice would otherwise be work required to be undertaken by the Landlord under this Lease.

To the extent permitted by law, the Tenant indemnifies the Landlord and will keep the Landlord indemnified against all fines, penalties, costs, actions, demands, losses, damages and expenses for which the Landlord becomes or may become liable (whether in the Landlords capacity as owner of the Premises or otherwise) in respect of or arising from the Tenants failure to observe or otherwise comply with any statute or regulation including without limitation, the Resource Management Act 1991, the Building Act 2004 and the HSW Act (or any replacement or equivalent legislation), except as arising from the Landlords own activities relating to the Premises.

The Fourth Schedule

Landlord's Fixtures and Fittings

(Refer Sub clause 45.1(f) of lease)

The Fifth Schedule

Premises Condition Report