
**ALTHAM
AVE**

25 / 27 / 29

DUE FOR COMPLETION
JUNE 2026





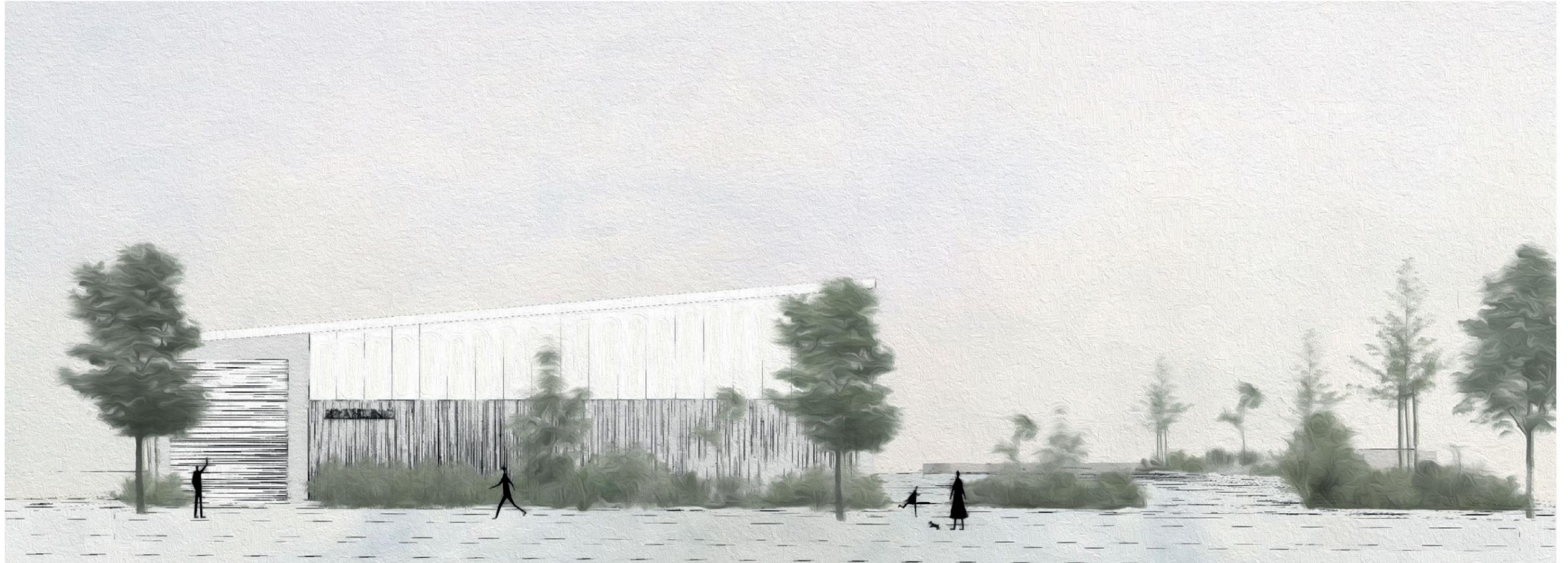
URBAN CONTEXT

- | | | |
|------------------------------------|---------------------------------------|-----------------------------------|
| 1 Eden Park | 5 NZ Post Morningside | 9 Sandringham Road |
| 2 Morningside Train Station | 6 Poynters Outdoor Furniture | 10 New North Road |
| 3 Crave Cafe | 7 Briscoes | 11 Morningside Drive |
| 4 Morningside Precinct | 8 Health & Sports Fitness Club | 12 Kingsland Train Station |

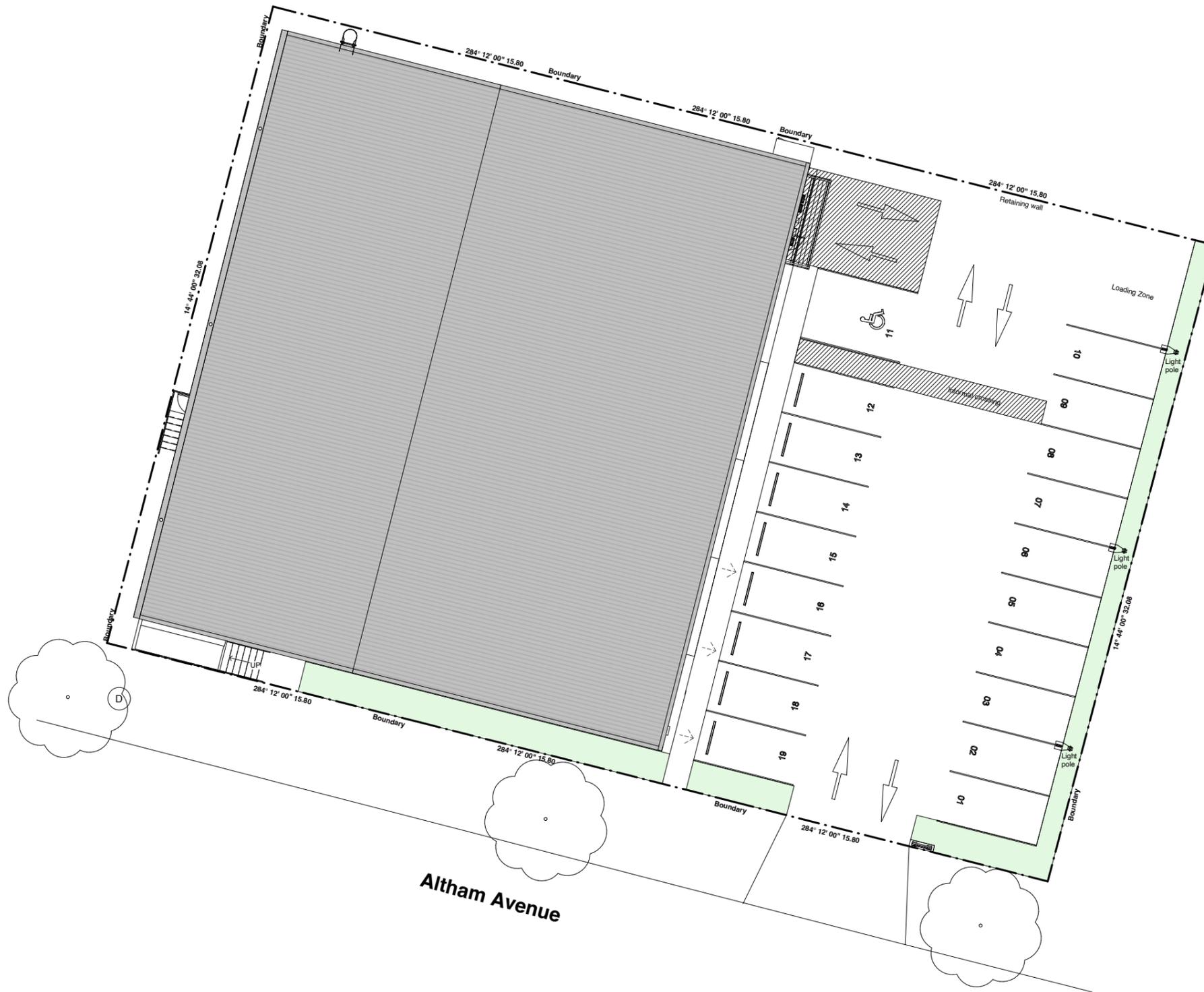




EAST FACADE - SKETCH RENDER

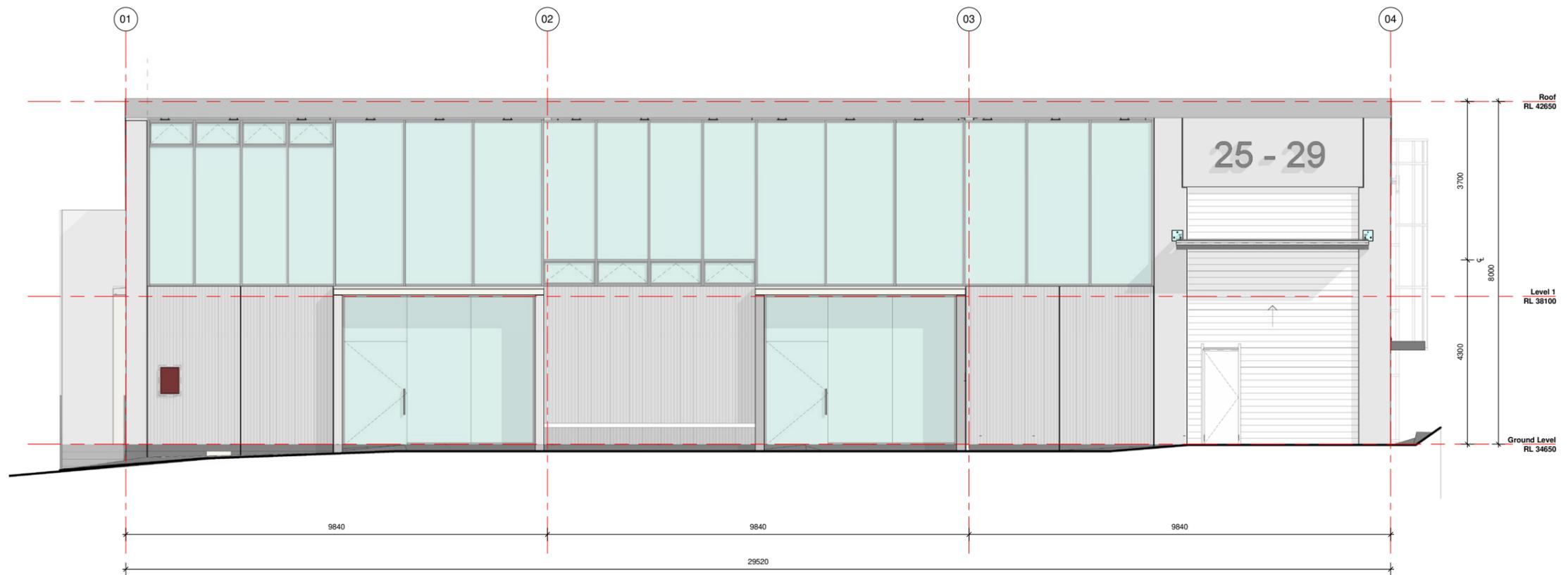


SOUTH FACADE - SKETCH RENDER

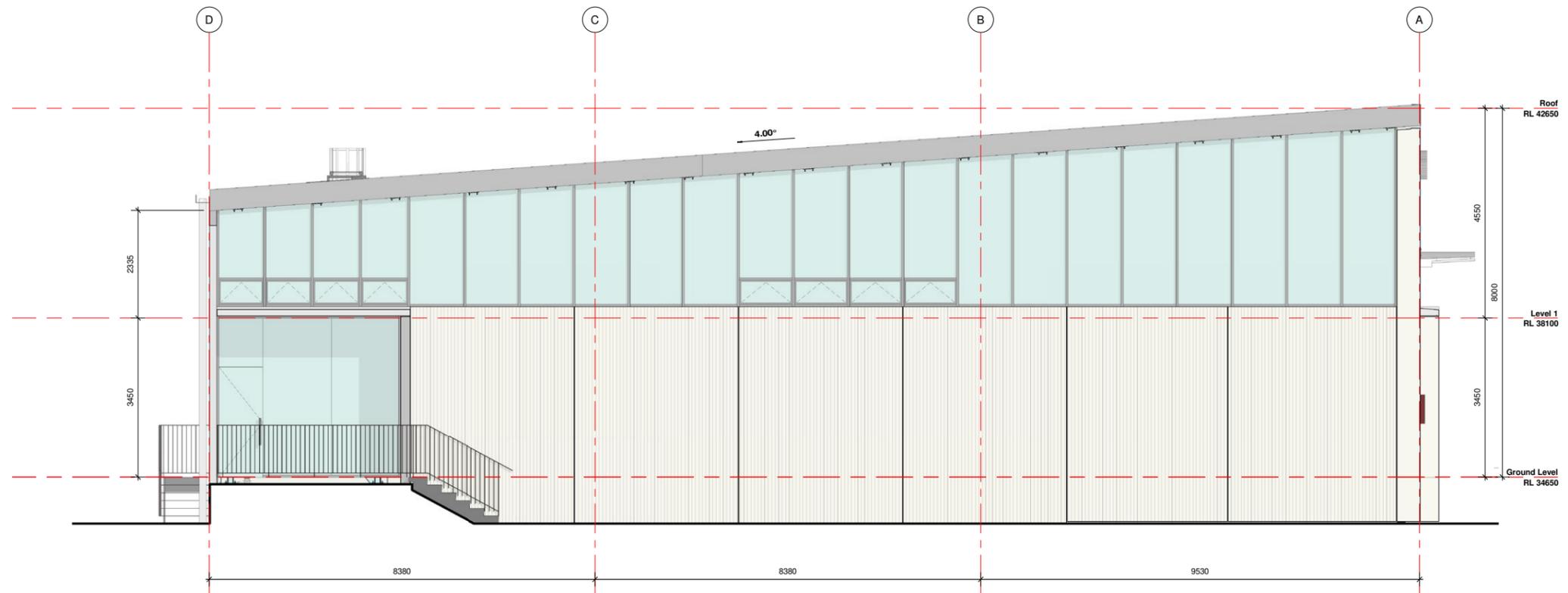


Altham Avenue

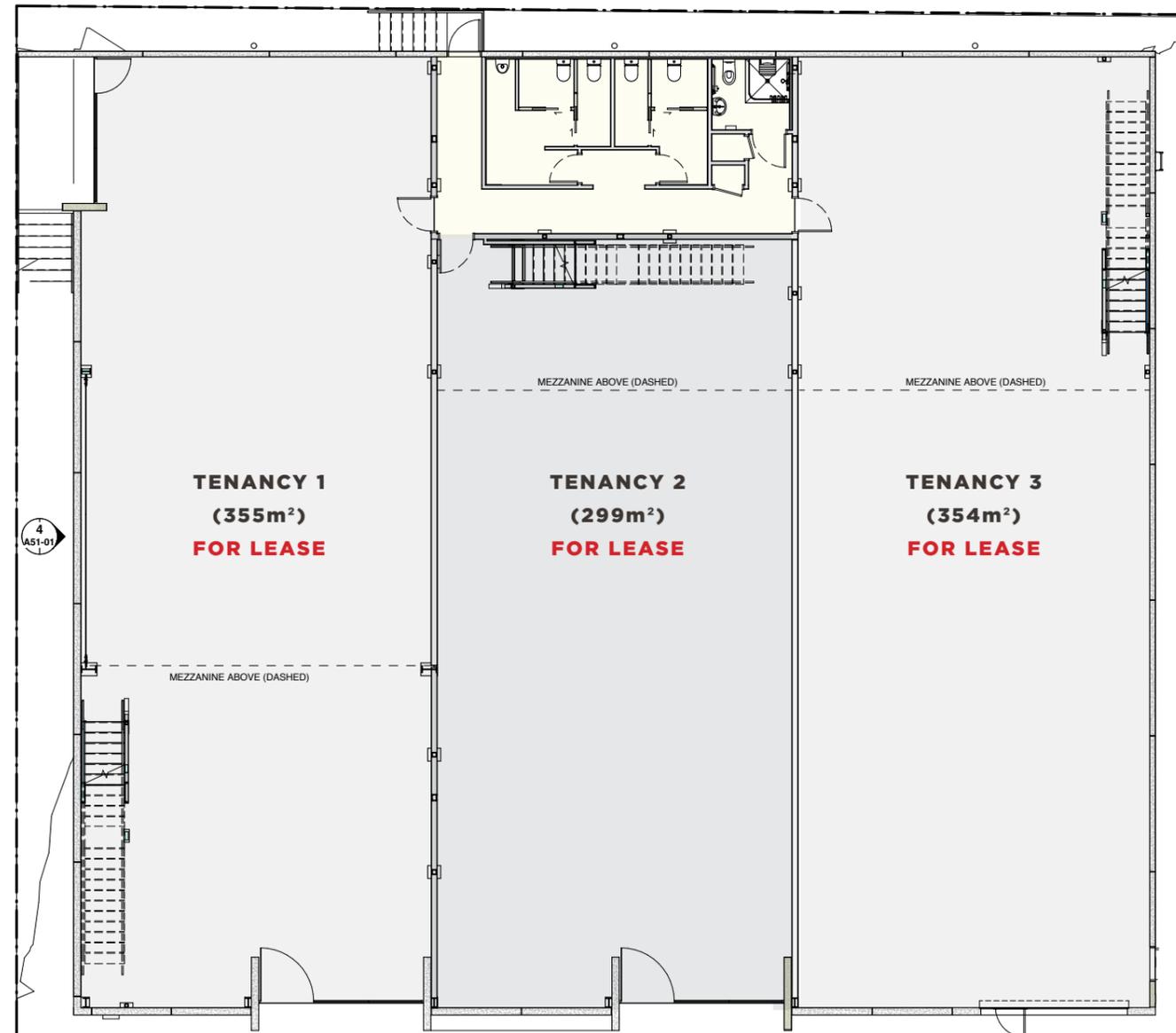
SITE PLAN



EAST ELEVATION



SOUTH ELEVATION



Gross Areas (Tenancy 01)		
Area	Level	Gross Area

Unit 01	Ground Floor	273m ² *
Unit 01	Mezz Floor	82 m ²
		355m²*

Gross Areas (Tenancy 02)		
Area	Level	Gross Area

Unit 02	Ground Floor	222m ² *
Unit 02	Mezz Floor	77 m ²
		299m²*

Gross Areas (Tenancy 03)		
Area	Level	Gross Area

Unit 03	Ground Floor	277m ² *
Unit 03	Mezz Floor	77 m ²
		354m²*

* Includes share of common area

PROPOSED PLAN

PREMISES AVAILABLE*

TENANCIES	TYPE	RENT PER ANNUM	m ²
Tenancy 1 (incl mezzanine)	Retail/Showroom/Office/Warehouse	\$160,000	355
Tenancy 2 (incl mezzanine)	Retail/Showroom/Office/Warehouse	\$135,000	299
Tenancy 3 (incl mezzanine)	Retail/Showroom/Office/Warehouse	\$160,000	354

Carparks (x20) : \$65/wk +GST

* Pricing excludes GST and Outgoings | OPEX: 92/m² | Due for completion end of 2025

Contact James for enquiries: 021 306 533 | james@tournament.co.nz