

Morning

**ALTHAM
AVE**

25 / 27 / 29





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 |





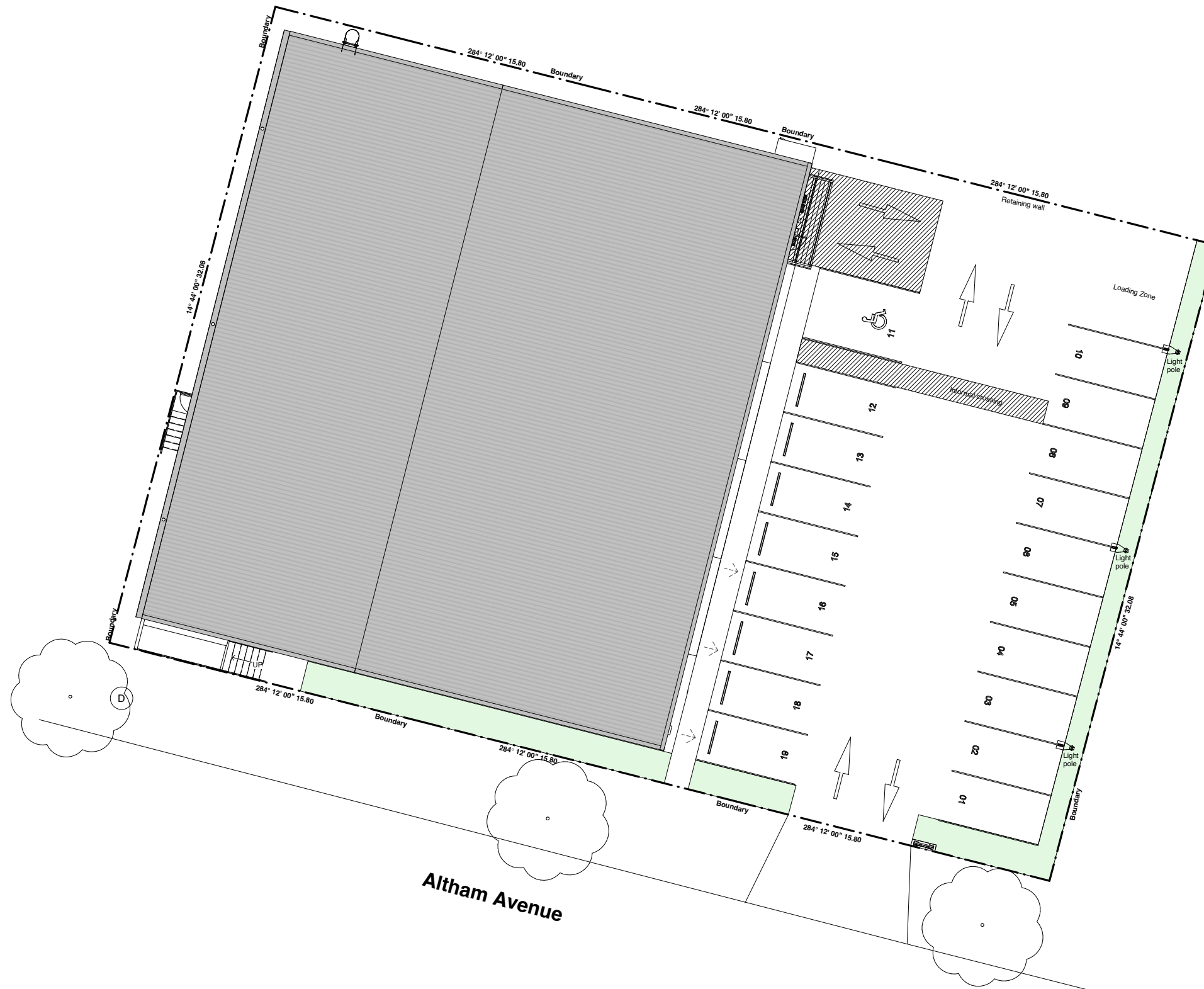
TENANCY ONE - 355m²



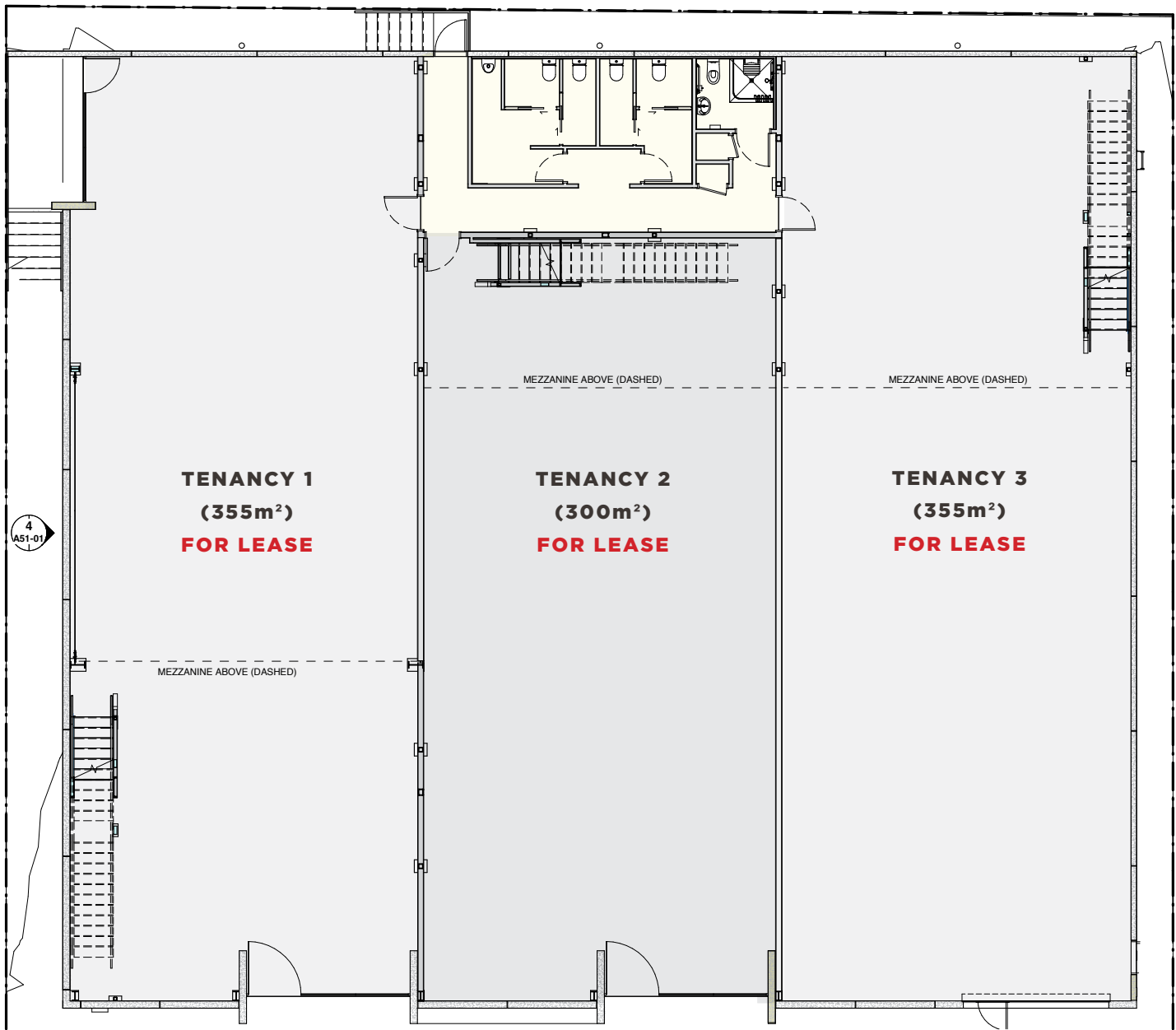
TENANCY TWO - 300m²



TENANCY THREE - 355m²



SITE PLAN



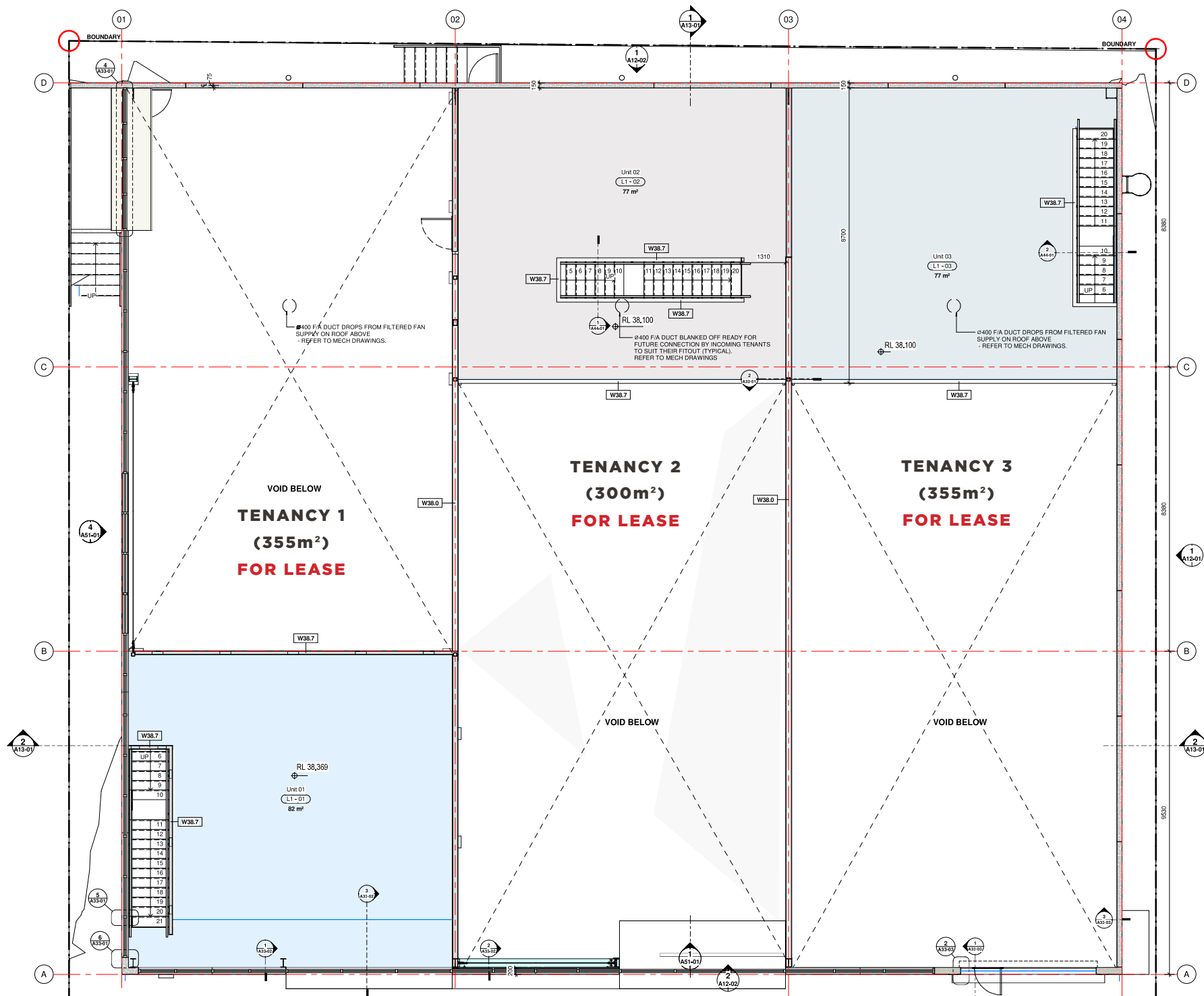
Gross Areas (Tenancy 01)		
Area	Level	Gross Area
Unit 01	Ground Floor	273m ² *
Unit 01	Mezz Floor	82 m ²
		355m ² *

Gross Areas (Tenancy 02)		
Area	Level	Gross Area
Unit 02	Ground Floor	222m ² *
Unit 02	Mezz Floor	78 m ²
		300m ² *

Gross Areas (Tenancy 03)		
Area	Level	Gross Area
Unit 03	Ground Floor	278m ² *
Unit 03	Mezz Floor	77 m ²
		355m ² *

* Includes share of common area

FLOOR PLAN



FLOOR PLAN

Gross Areas (Tenancy 01)		
Area	Level	Gross Area

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

Gross Areas (Tenancy 02)		
Area	Level	Gross Area

Unit 02	Ground Floor	222m²*
Unit 02	Mezz Floor	78 m²
		300m²*

Gross Areas (Tenancy 03)		
Area	Level	Gross Area

Unit 03	Ground Floor	278m²*
Unit 03	Mezz Floor	77 m²
		355m²*

* Includes share of common area

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	300
Tenancy 3 (incl mezzanine)	Retail/Showroom/Office/Warehouse	\$160,000	355

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

* Pricing excludes GST and Outgoings | OPEX: \$80/m²

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