Morning

ALTHAM AVE

25 / 27 / 29

TOURNAMENT® | PH: 021 306 533 | james@tournament.co.nz

ALTHAM
AVE
25 / 27 / 29





URBAN CONTEXT

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













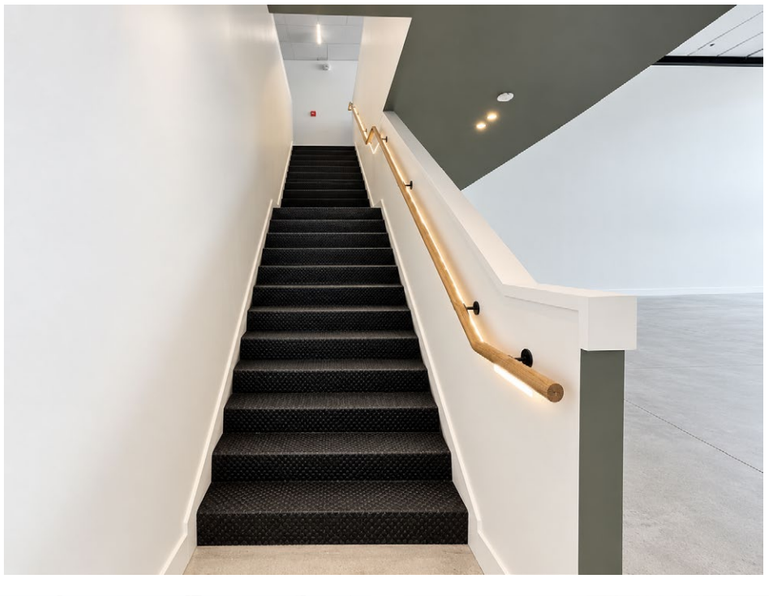






TENANCY ONE - 355m²







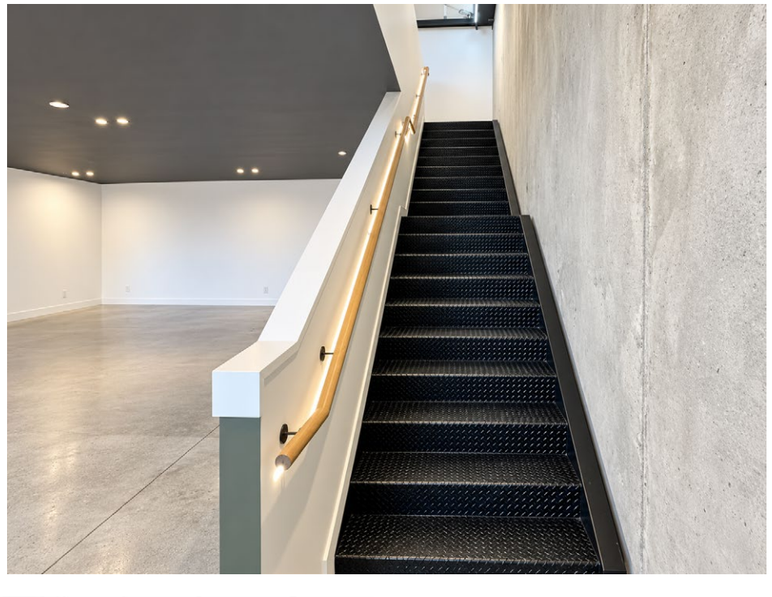


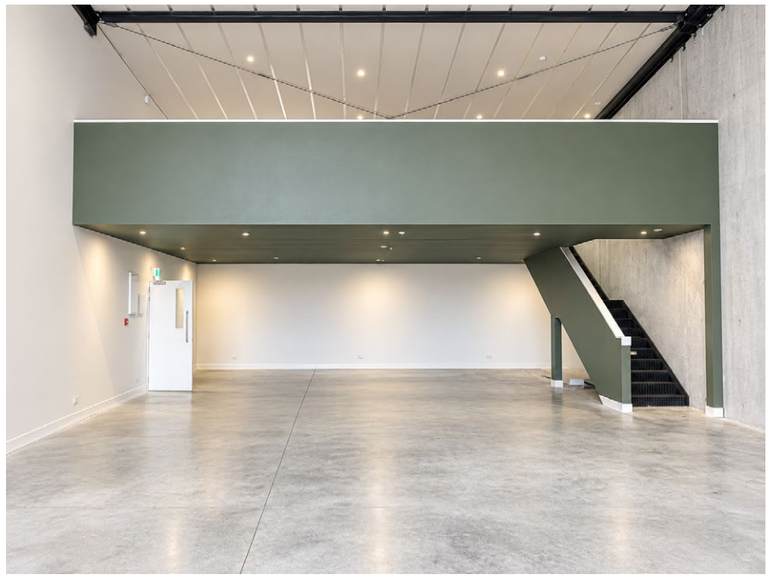


TENANCY TWO - 300m²



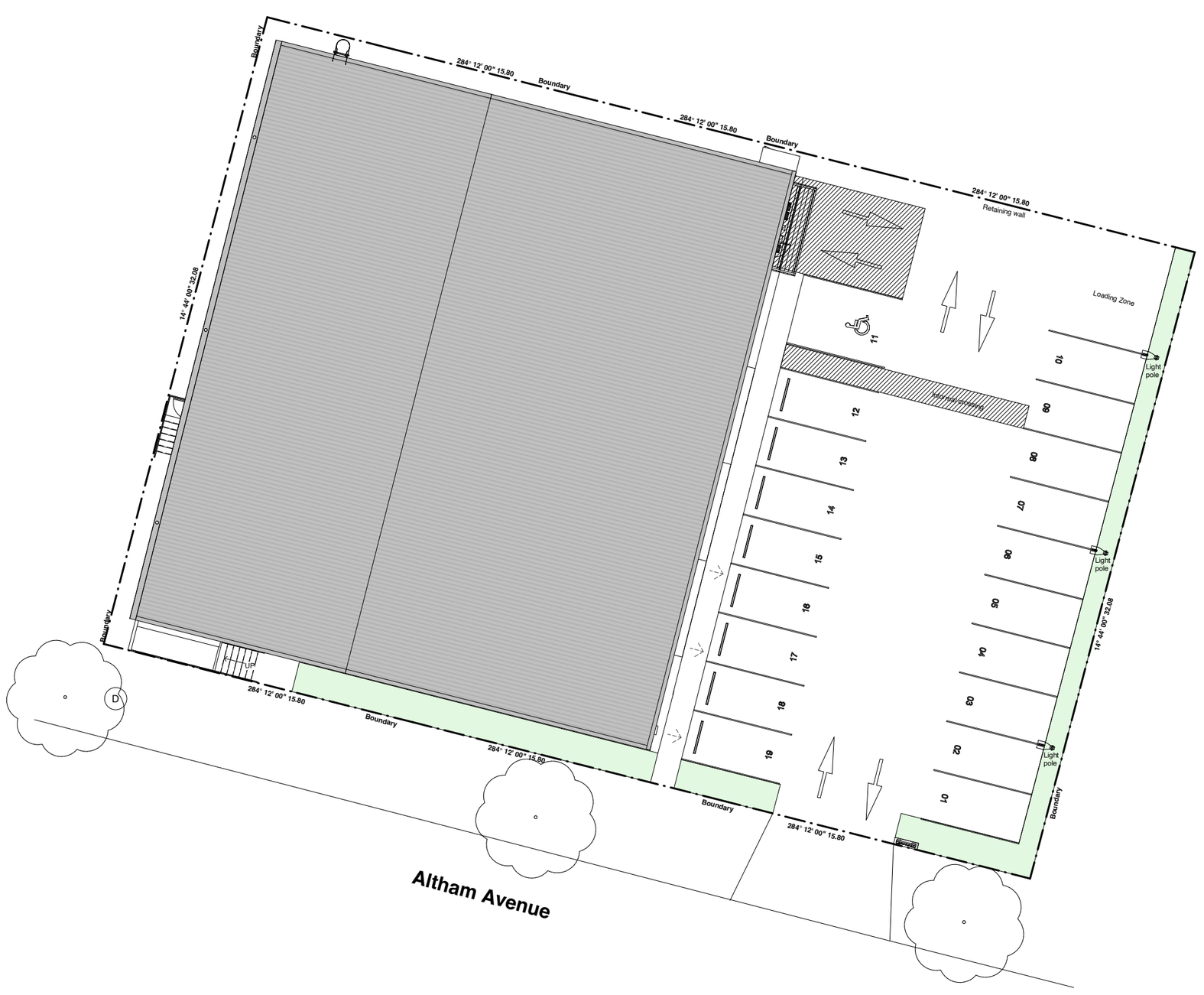




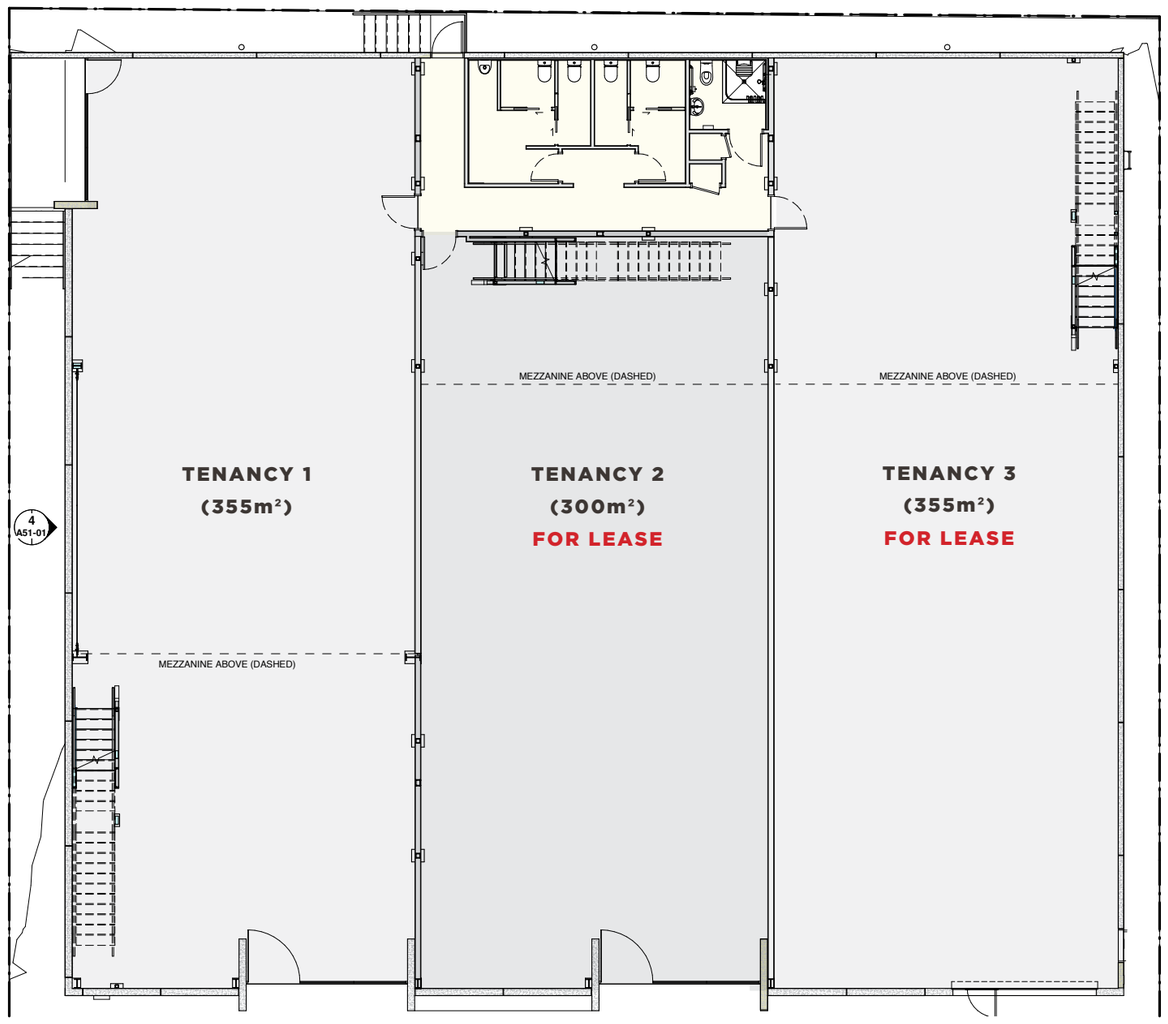




TENANCY THREE - 355m²


N
Boundary
284° 12' 00" 15.80
Boundary
284° 12' 00" 15.80
Boundary
284° 12' 00" 15.80
Retaining wall
14° 44' 00" 32.08
Loading Zone
11
10
Light pole
Retaining wall
12
09
13
08
14
07
15
06
16
05
17
04
18
03
19
02
20
01
Light pole
Light pole
14° 44' 00" 32.08
Boundary
284° 12' 00" 15.80
Boundary
284° 12' 00" 15.80
Boundary
284° 12' 00" 15.80
UP
D
Altham Avenue

SITE PLAN



N

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*

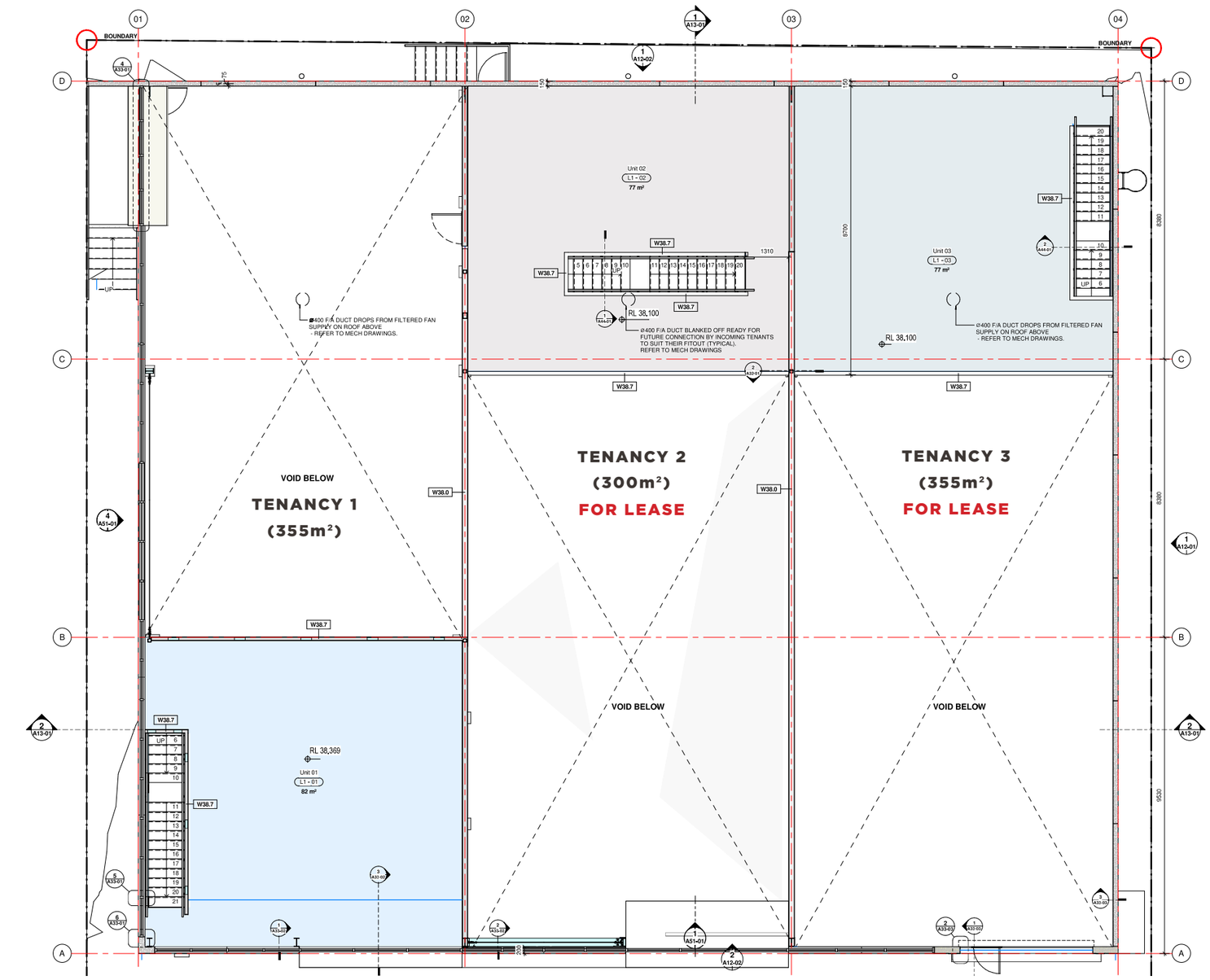
Gross Areas (Tenancy 03)		
Area	Level	Gross Area
Unit 03	Ground Floor	278m²*
Unit 03	Mezz Floor	77 m²
		355m²*

*** Includes share of common area**

FLOOR PLAN

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FLOOR PLAN

N

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**

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PREMISES AVAILABLE*

TENANCIES	TYPE	RENT PER ANNUM	m²
Tenancy 2 (incl mezzanine)	Retail/Showroom/Office/Warehouse	POA	300
Tenancy 3 (incl mezzanine)	Retail/Showroom/Office/Warehouse	POA	355

Carparks (x20) : $65/wk +GST

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

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