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





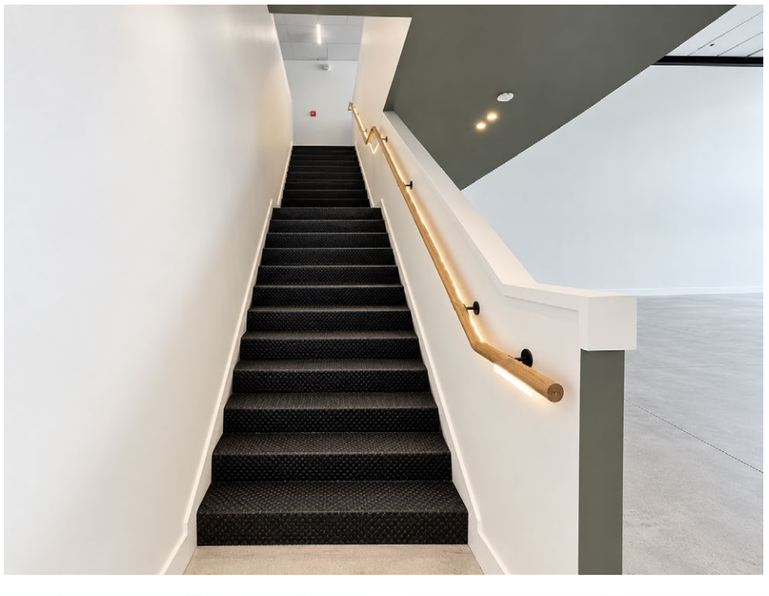














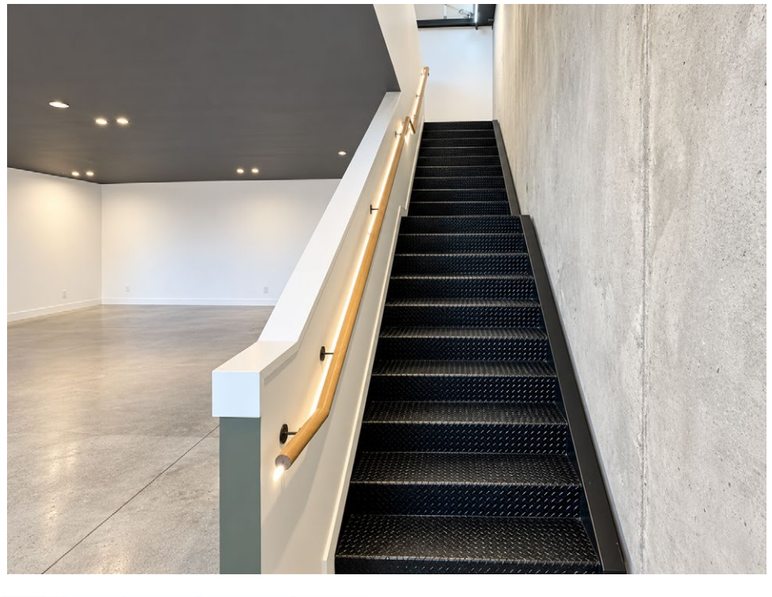


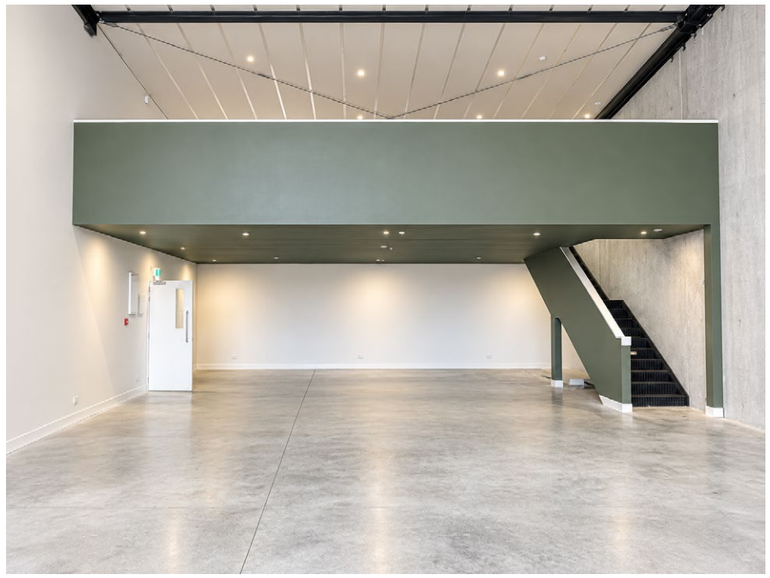


TENANCY TWO - 300m²



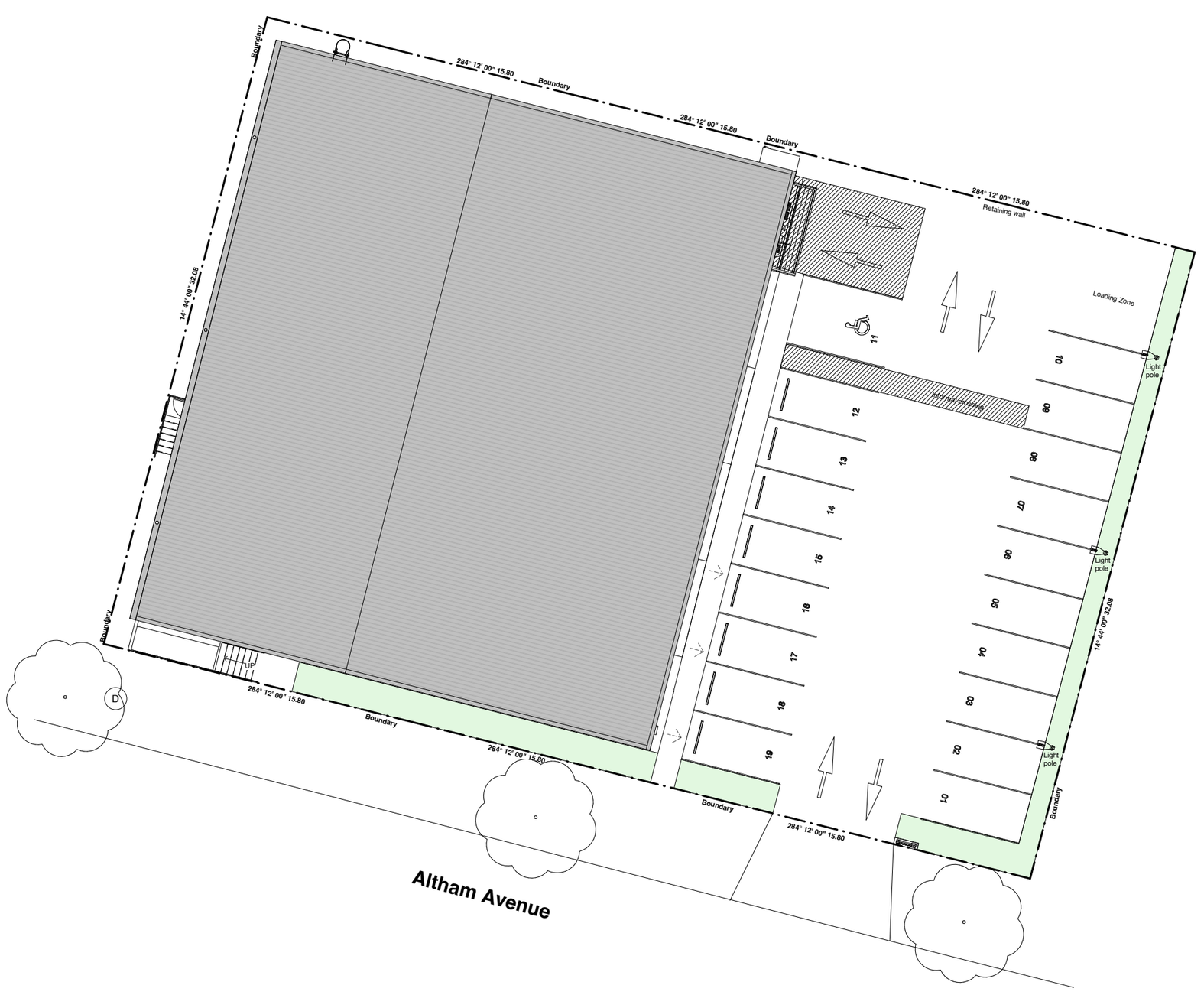




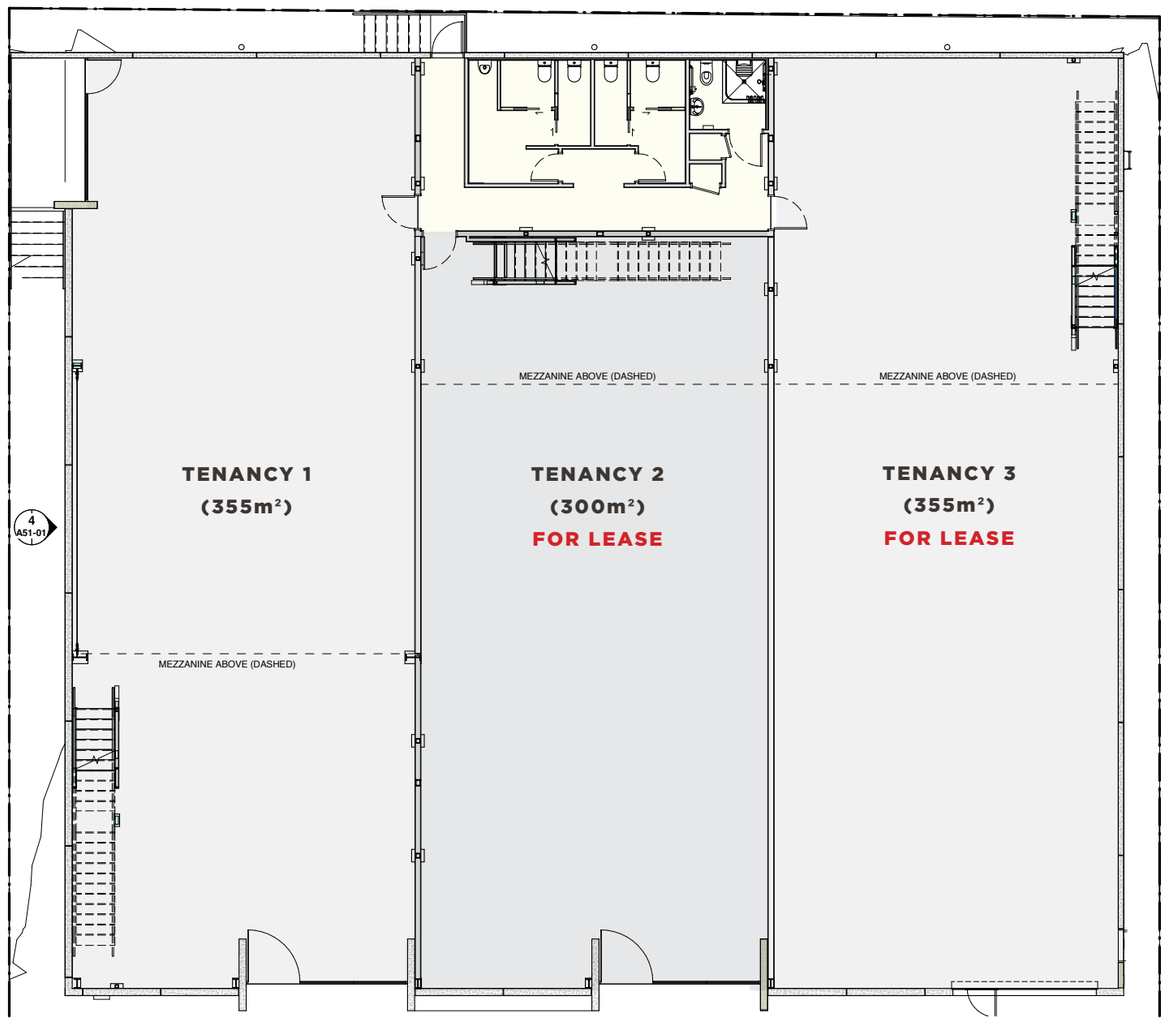




TENANCY THREE - 355m²


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*** |

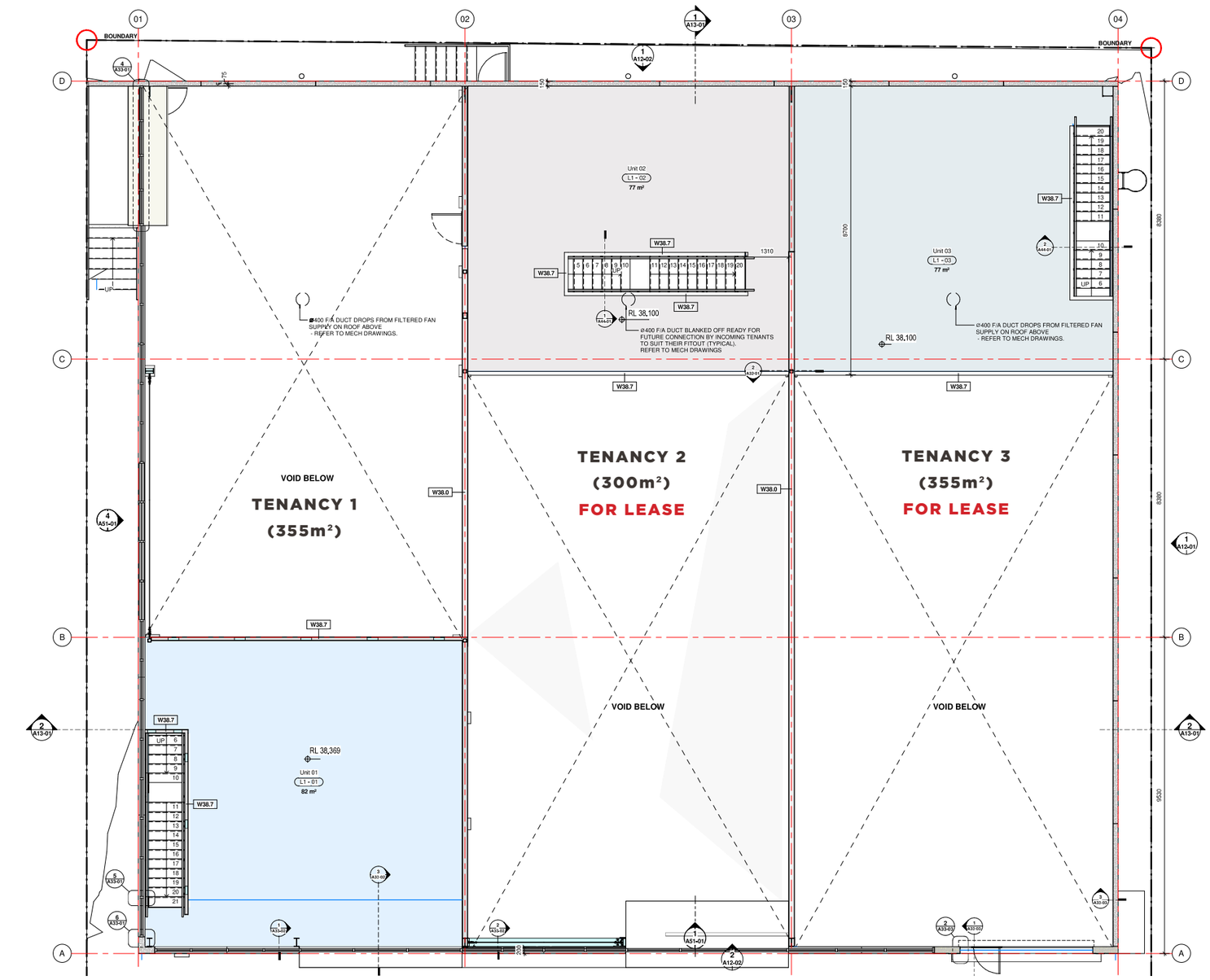
| Gross Areas (Tenancy 03) | | |
|---|---|---|
| Area | Level | Gross Area |
| Unit 03 | Ground Floor | 278m²* |
| Unit 03 | Mezz Floor | 77 m² |
| | | **355m²*** |

*** 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**