



FOR LEASE

12-16 BELL AVE

MT WELLINGTON

MARILYN STOREY ASSET MANAGER

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Argosy

► Property Trust

Property details

LEGAL DESCRIPTION

Certificate of Title Identifier 120C/848, North Auckland Land Registry

Legal: Lot 2, Deposited 190983

Tenure: Fee Simple

Area: 1.9539 hectares more or less

RESOURCE MANAGEMENT

Local Authority: Auckland Council

Status of Plan: Operative

Zoning/Activity Area: Business 5

LOCATION

Suburb: A traditional industrial location within the central suburb of Mt Wellington, 20 minutes drive from the Auckland CBD.

Physical Position: Approximately 100 metres from the corner of Bell Avenue and Great South Road. The subject is within approximately 2 kilometres of the Southern Motorway on and off ramps.

BUILT ENVIRONS

Surrounding development comprises established generally larger industrial properties interspersed with a number of smaller developments. The subject is adjacent to the main western rail terminal freight yard.

IMPROVEMENTS DESCRIPTION

The subject property comprises a large industrial warehouse originally constructed in 1999 with a further extension in the mid 2000s. A small portion of office space is provided within the warehouse and it is completed with a small sealed yard.

WAREHOUSE

Floor: Concrete.

Frame: RSJ portal frame with steel purlins.

Walls: Mixture of concrete tilt slab full height with some areas concrete tilt slab to 2 metres with profile coloursteel above.

Roof: Longrun iron.

Stud Height: 10.9 metres to the apex and 8.0 metres to the portal knee.

Access: Via one of five roller shutter doors to the front elevation, a fire door to the west elevation.

Canopies: Over the front roller shutter doors.



SITE DESCRIPTION

Site Area: 1.9539 hectares more or less

Frontage: Nil with access provided via a shared right of way to Bell Avenue

Contour: Essentially flat and level with the road

Shape: Essentially rectangular

OPTION 1

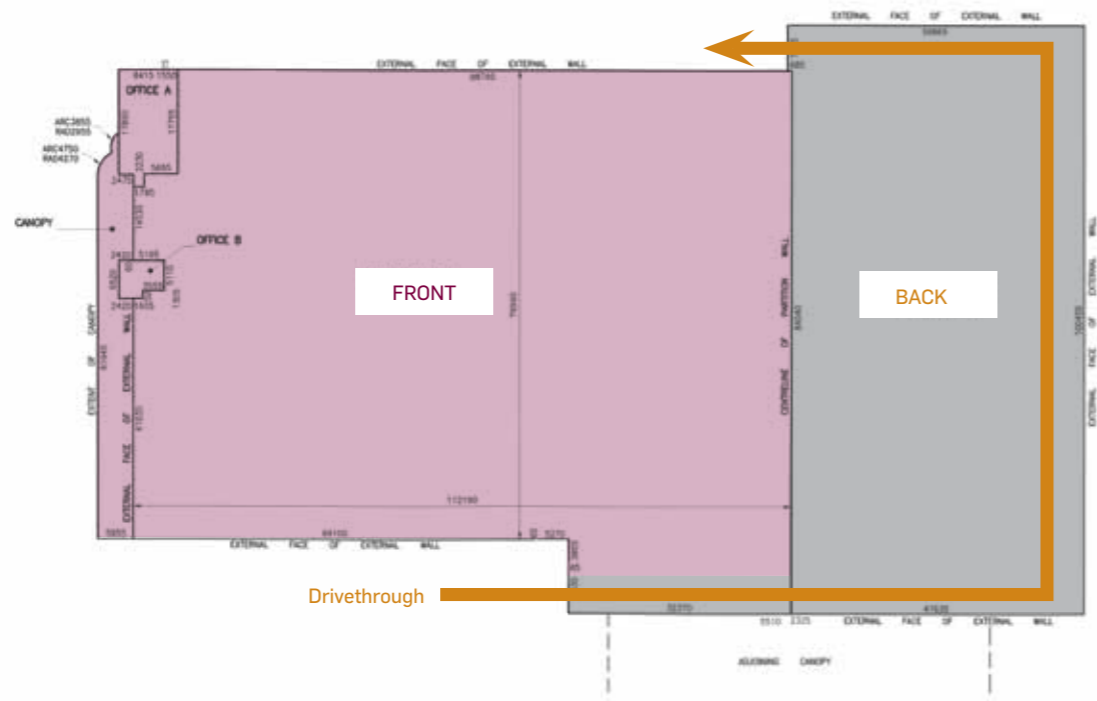
FRONT

TYPE	AREA
Warehouse	9,116
Office - main	360
Canopy	371
Office B	84
Total	9,931

BACK

TYPE	AREA
Warehouse	4,148
Drivethrough	1,049
Total	5,197

Total 15,128



OPTION 2

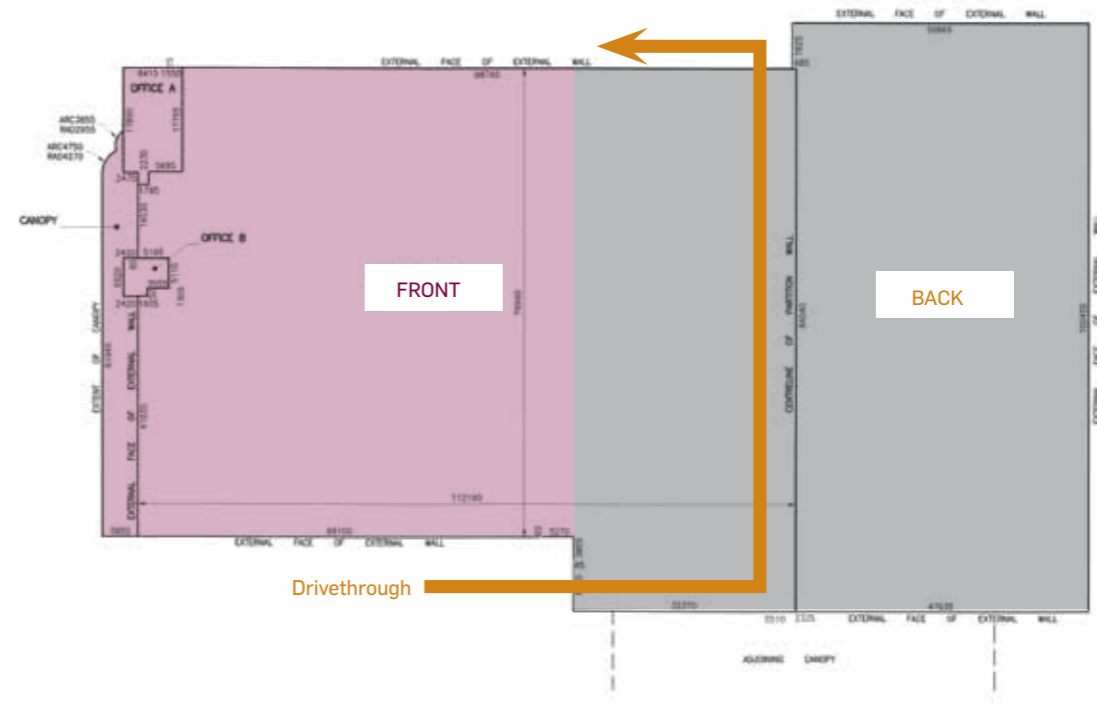
FRONT

TYPE	AREA
Warehouse	5,863
Office - main	360
Canopy	371
Office B	84
Total	6,678

BACK

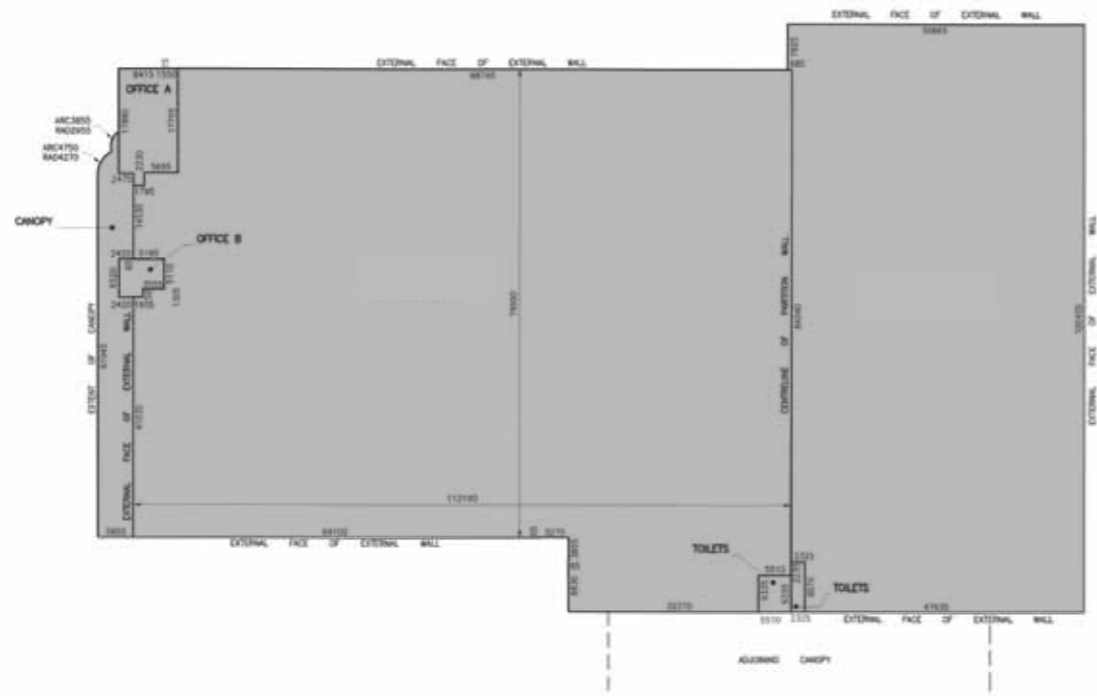
TYPE	AREA
Warehouse	7,700
Drivethrough	750
Total	8,450

Total 15,128



OPTION 3

TYPE	AREA
Warehouse A	9251
Warehouse B	5007
Office - main	360
Canopy	371
Office B	84
Toilets	106
Total	15,179



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