



Information memorandum

Riccarton, Christchurch
45 Princess Street

Prepared by Whalan and Partners Limited,
Bayleys
December 2025



IN ASSOCIATION WITH
 **Knight
Frank**



Boundary lines are indicative only



Contents

04

Executive summary

06

The property

07

The location

08

Legal description and
zoning

10

The sale process

11

Appendices

Executive summary

Whalan and Partners Limited, Bayleys Canterbury is pleased to offer 45 Princess Street, Riccarton for Sale by way of Negotiation.

The property



Property address

45 Princess Street, Riccarton



Legal description & record of title

Lot 7 Deposited Plan 438405 on Record Title 541346



Floor area

2,776 sqm (approx.)



Land area

5,434sqm (more or less)



Car parking

53 over four tenancies



Zoning

Industrial Heavy Zone



Occupancy

Vacant possession
Short term tenancy in warehouse

The sale process



Method of sale

Sale by Negotiation

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The property

Positioned in an excellent part of Christchurch, opportunities of this scale are seldom available. The property offers a large warehouse floorplate, fully supported by high-quality modern office accommodation, all within a fully climate-controlled environment, providing a premium operational setting for a wide range of commercial users.

Whether you're looking to reconfigure, reoccupy, split into multiple tenancies, or reposition the asset to maximise its return, this site offers real upside for the next owner.

Key features

- Fully climate-controlled site
- Ground-floor café onsite
- Extensive on-site parking for staff and visitors
- Lift access to first floor for tenancy B and C
- Flexible layout with strong add-value potential

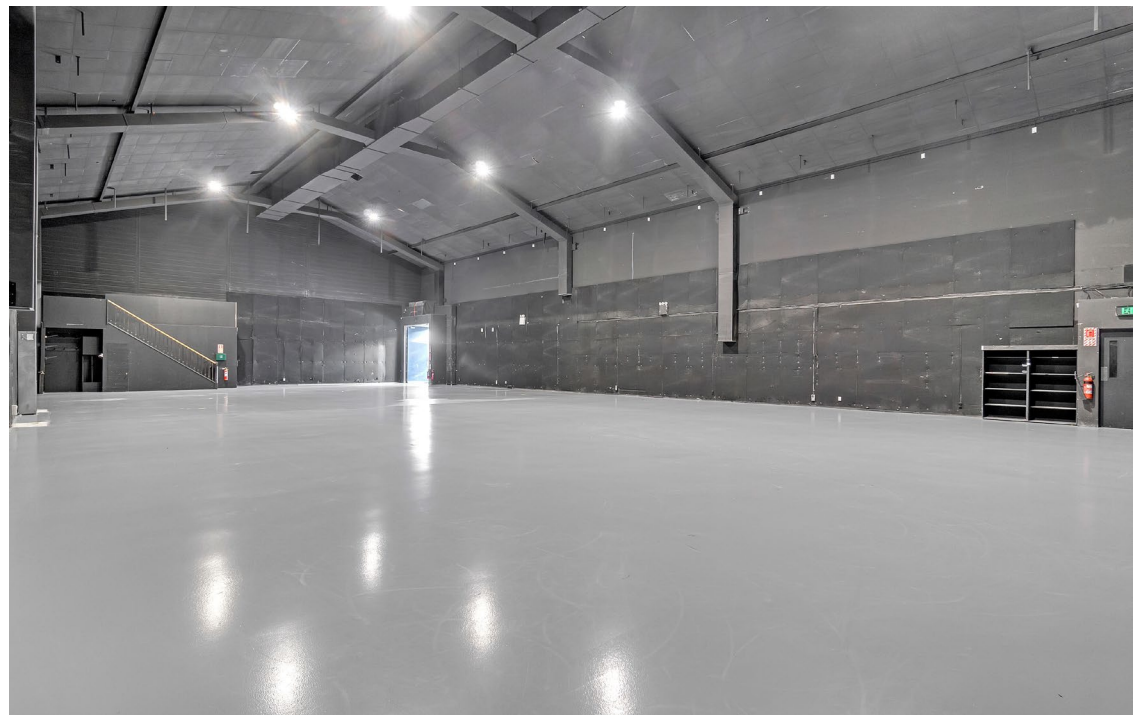
Floor area breakdown

Property type	Area (sqm)
Tenancy A	939sqm offices, 764sqm warehouse/studio, 150sqm production, 357sqm mezzanine
Tenancy B – Level 1	56sqm office, 24sqm common areas, 16sqm balcony
Tenancy C – Level 1	330sqm office
Tenancy D – Café	139.4sqm
Total	2,775.71sqm

Tenancy overview

Tenant	Windscreens Direct Limited
Lease term	6 months
Commencement date	15 January 2026
Rights of renewal	Month by month after initial 6 months
Net income	\$100,000pa + GST + OPEX

*All amounts are excluding GST.

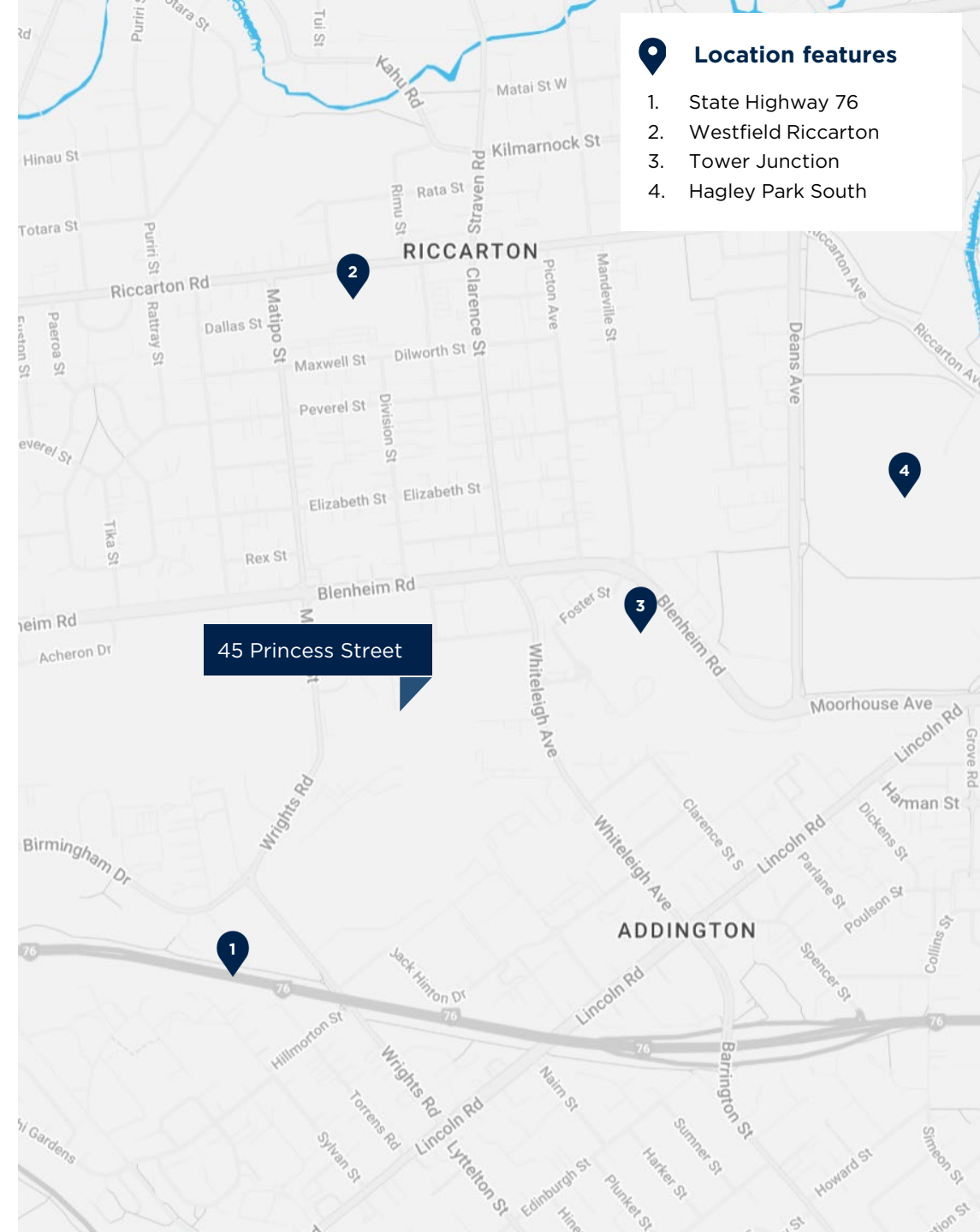


The location

Riccarton is located 3.5km west of the City Centre and borders the western side of Hagley Park.

The surrounding suburbs include Addington, Ilam and Fendalton. Riccarton mainly features vibrant commercial precincts, retail hubs and educational institutions. Riccarton is home to the largest shopping centre, Westfield Riccarton, equipped with 5.5ha of tenant space and nearly 200 tenant spaces.

Because of Riccarton's vibrant commercial precincts, tenants that are attracted to the area include retailers, hospitality businesses, educational and professional services (due to its proximity to the University of Canterbury), logistics and distribution and health and well-being services such as health clinics.



- Location features**
1. State Highway 76
 2. Westfield Riccarton
 3. Tower Junction
 4. Hagley Park South

The map displays the following zones and streets:

- Zones:** MUZ (Mixed Use Zone), IH (Industrial Heavy Zone), Q 11, U 1, E 2, CO (Commercial Office Zone).
- Streets:** Blenheim Rd, Dalgety St, Princess St, Knight Pl, Hogan Pl, Barry St, Show Pl.

A specific area is outlined in black, located between Dalgety St and Princess St, and between Hogan Pl and Barry St. This area is currently zoned IH (Industrial Heavy Zone).

CO	Commercial Office Zone
IG	Industrial General Zone
IH	Industrial Heavy Zone
OCP	Open Space Community Parks Zone
OMF	Open Space Metropolitan Facilities Zone
OWM	Open Space Water and Margins Zone
RMD	Residential Medium Density Zone
RSdT	Residential Suburban Density Transition Zone
SPS	Specific Purpose (School) Zone
	Transport Zone
CCZ	City centre zone
HRZ	High Density Residential Zone
LFRZ	Large Format Retail Zone
MRZ	Medium Density Residential Zone
MUZ	Mixed Use Zone

The Industrial Heavy Zone recognises and provides for industrial activities that generate potentially significant adverse effects on the surrounding environment (such as high levels of noise, odour and heavy traffic movements), or involve significant use and storage of hazardous substances, necessitating separation from more sensitive land use activities.



The sale process

45 Princess Street, Riccarton is being offered for Sale by way of Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5529236

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit [<bayleys.co.nz/5529236>](https://bayleys.co.nz/5529236)



Appendices

Our full-service offerings



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.



- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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