



Information Memorandum

Addington, Christchurch
121C Blenheim Road

Prepared by Whalan and Partners Limited, Bayleys
May 2026



IN ASSOCIATION WITH
 Knight
Frank





Contents

04

Executive summary

06

Rental summary

07

The property

08

Location

09

Legal description and
zoning

11

Tenancy overview

12

Local sales evidence

13

Sales process

Executive summary

Whalan and Partners Limited, Bayleys, is pleased to offer 121C Blenheim Road, Addington, Christchurch for sale by way of Deadline Private Treaty (unless sold prior) closing 4.00pm on Thursday 18 June 2026.

The property

The sale process



Property address

121C Blenheim Road, Addington,
Christchurch



Seismic rating

73% NBS (New Building Standard)



Method of sale

Deadline Private Treaty (unless sold prior)



Legal description & record of title

Unit C and Accessory Unit C1, C2
Deposited Plan 65399
CB38B/678



Occupancy

100%



Close date

4.00pm on Thursday 18 June 2026 at 3
Deans Avenue, Addington, Christchurch



Estate

Stratum in Freehold



Tenant

The Computer Doctor 2021 Limited



Floor area

406sqm (approximately)



Net Income

\$45,147pa plus GST and outgoings
20% rebate on outgoings, 1 June 2026 – 31
May 2027 (refer to Deed of Lease)



Car parking

Three on-site, Accessory Unit C1, C2



Zoning

Mixed Use Zone

Key highlights

- Tenanted investment
- City fringe
- Close to arterial routes throughout the city
- Blenheim Road profile

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Rental summary

Passing rent summary

	Size	Rate
Showroom	85sqm	\$160/sqm
Office	85sqm	\$140/sqm
Warehouse	76sqm	\$100/sqm
Workshop	80sqm	\$120/sqm
Mezzanine	80sqm	\$-
Car parks	3	\$15pp/w
Total		\$45,147pa

Market rental assessment

	Size	Rate
Showroom	85sqm	\$200/sqm
Office	85sqm	\$150/sqm
Warehouse	76sqm	\$130/sqm
Workshop	80sqm	\$135/sqm
Mezzanine	80sqm	\$-
Car parks	3	\$17.5pp/w
Total		\$53,160pa



Notes:

- Mezzanine excluded from rental, we cannot confirm this is compliant
- Market rental based on redecoration, floor coverings, LED lights and general tidy up
- Floor areas approximate



The property

Positioned with sought-after frontage to Blenheim Road, 121C presents a quality industrial unit suitable for investors and add-value investors seeking a well-located, functional asset with rent growth.

Currently returning \$45,147pa + GST and OPEX, this is a rare opportunity to secure a modern unit in a tightly held industrial precinct.

Key features:

- Prominent road frontage within a well-established complex
- Function showroom, offices and warehouse with full-height container roller door
- On-site car parking

Floor area breakdown

Area	Size (sqm) *
Showroom	85sqm
Office	85sqm
Warehouse	76sqm
Workshop	80sqm
Mezzanine	80sqm
Total	406sqm
Car parks	Three

*all area sizes are approximate

The location

Addington is located Southwest of the City Centre, directly south from Hagley Park South.

Neighboring suburbs include Spreydon, Sydenham and Riccarton. Addington is home of prominent landmarks such as Horncastle arena, one of New Zealand's largest entertainment venues. Addington is one of Christchurch's prominent industrial areas, offering a diverse range of industrial properties. It is characterized by larger industrial zones, providing ample space for medium to large scale manufacturing, warehousing, and distribution operations attracting tenants such as manufacturing companies, warehousing and distribution centres, logistics and freight companies and trade services. The suburb also boasts a thriving commercial sector, with commercial precincts offering an array of corporate offices, consulting firms, retail spaces, cafes, restaurants, and boutique shops.



Transport

Blenheim Road provides excellent access to main arterial routes, transport links and the City Centre.



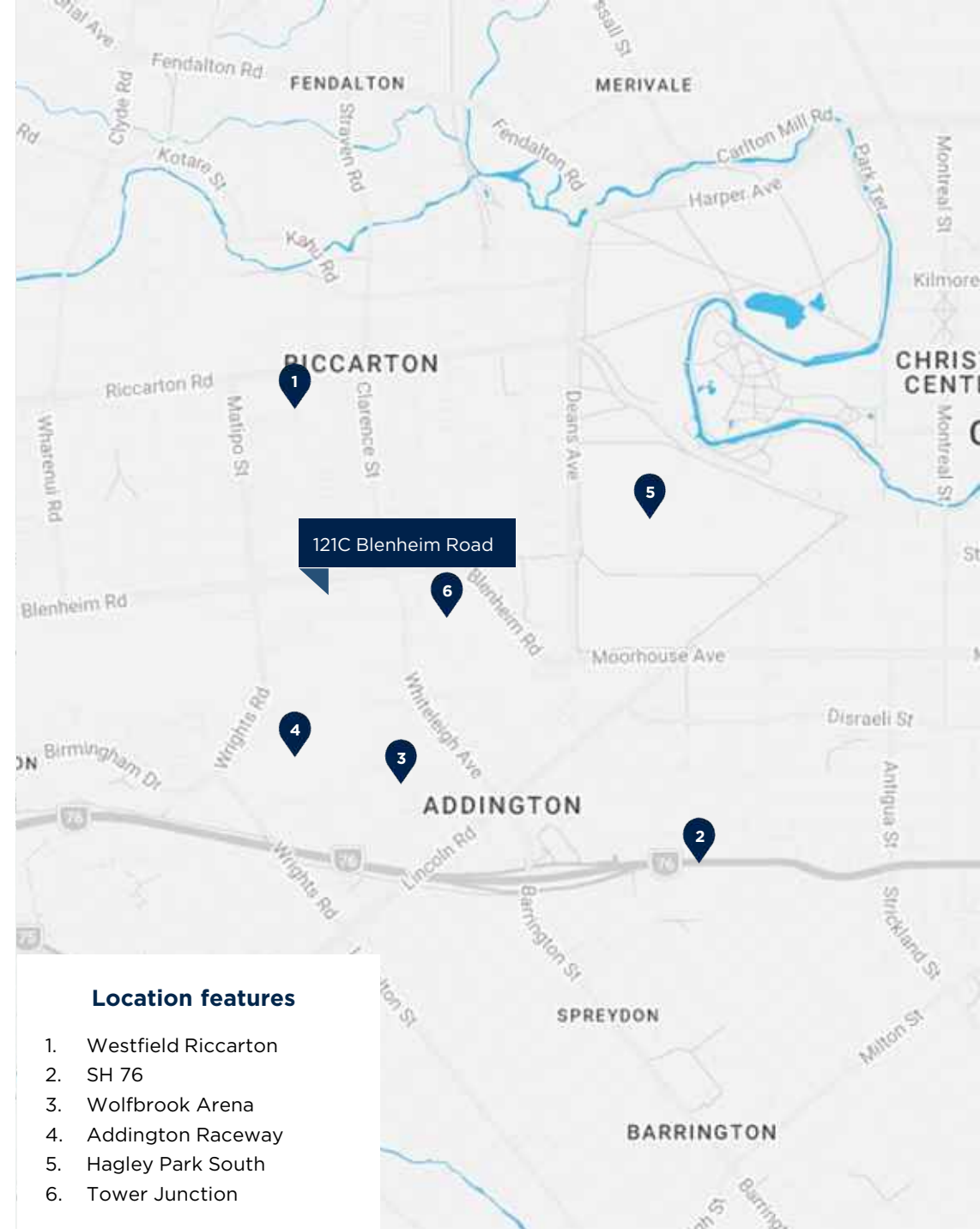
Amenities

Three minutes' drive to the Westfield Riccarton, two minutes to Tower Junction .



Prime frontage

Blenheim Road is a major route with a high traffic count.



Location features

1. Westfield Riccarton
2. SH 76
3. Wolfbrook Arena
4. Addington Raceway
5. Hagley Park South
6. Tower Junction



Legal description and zoning

Record of title	CB38B/678	
Legal description	Unit C and Accessory Unit C1 and C2 Deposited Plan 65399	
Tenure	Stratum in Freehold	
Rating valuation	Land value	\$395,000
	Improvements	\$505,000
	Capital value	\$900,000
Annual rates	\$8,159.30	
Local authority	Christchurch City Council	
Zoning	Mixed Use Zone	

Zoning

This zone covers areas of Addington, Sydenham, and Charleston and replaces the Industrial General Zone. It allows residential development up to 21m in a mixed-use area

The zone recognises areas with significant historic industrial activity that are close enough to the Central City to support high quality, sustainable residential neighbourhoods. This zone allows industrial and other activities but prepares for a shift to mainly residential activity.



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Tenancy details

Tenant	The Computer Doctor 2021 Limited
Net lettable area	406sqm (approximately)
Car parks	Three (3) car parks
Lease term	Four (4) years, ten (10) months
Commencement date	1 August 2023
Rights of renewal	Two (2) of three (3) years
Final expiry date	31 May 2034
Rent review provisions	Three (3) yearly to market 1 December 2025 not completed
Lease type	ADLS Deed of Lease, Sixth Edition
Net income	\$45,147pa + GST and outgoings – refer Clause 48 of Deed of Lease for outgoing discount

*All amounts are excluding GST.



Local industrial sales evidence

Address	Sale date	Sale price	Floor area (approx.)	WALT (years)	Yield on market rent
10/84 Hayton Road, Wigram	June 2025	\$730,000.00	295sqm	1 year	6.4%
21/2 William Lewis Drive, Sockburn	Jan 2025	\$490,000.00	156sqm	Vacant possession	5.3%
3/37 Foremans Road, Islington	Jan 2026	\$772,500.00	349sqm	Vacant possession	
5/48 Fitzgerlad Avenue, Phillipstown	July 2025	\$708,000.00	222sqm	2 years	5.93%
1/6 Venture Place, Middleton	May 2025	\$575,000.00	240sqm	Vacant possession	8.9%
11B Sheffield Crescent, Burnside	Jan 2025	\$426,000.00	195sqm	1.5 years	7.51%

The sale process

121C Blenheim Road, Addington is being offered for sale by way Deadline Private Treaty (unless sod prior) closing 4.00pm on Thursday 18 June 2026 at 3 Deans Avenue, Addington, Christchurch.

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5530671

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:



Sam Stone

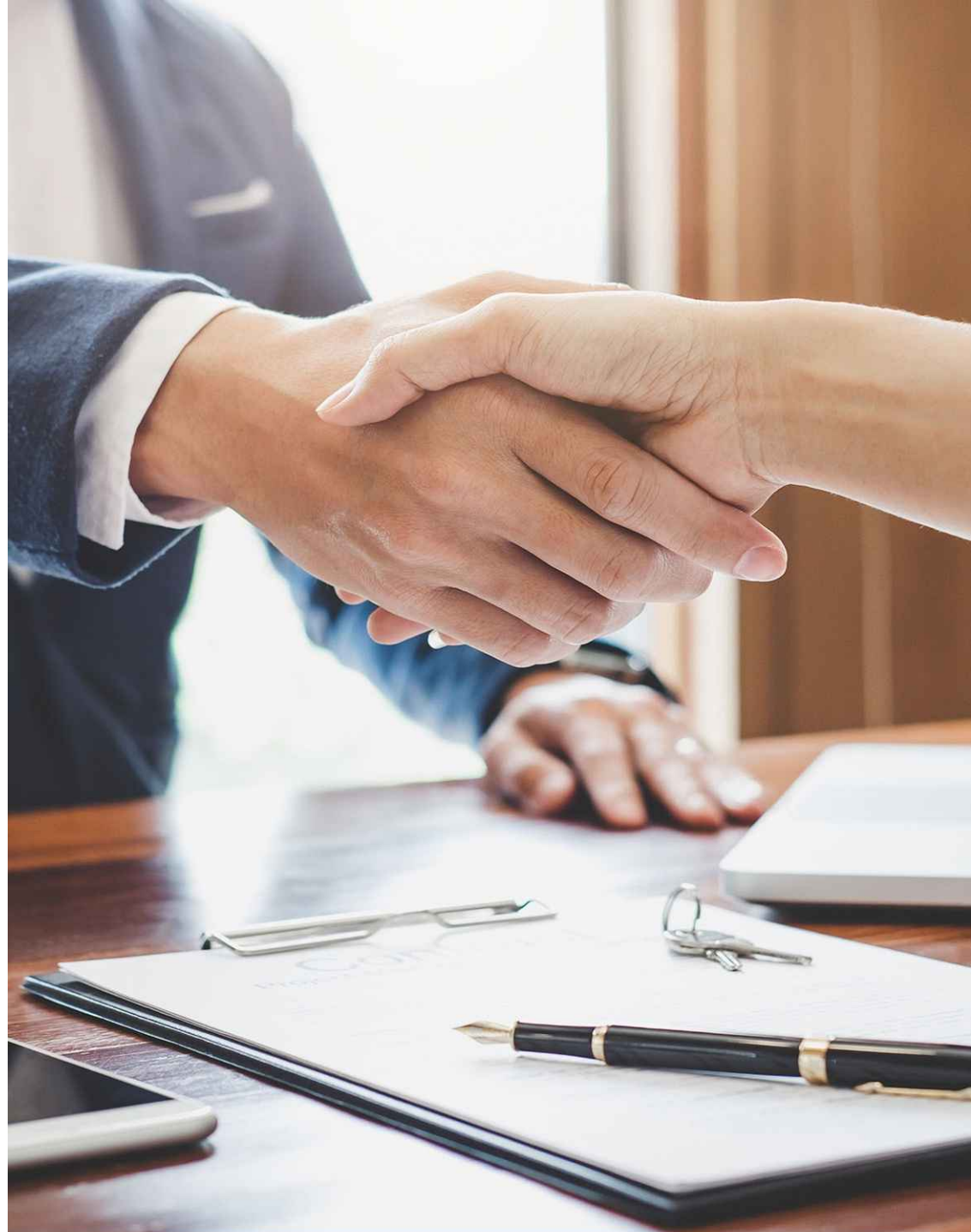
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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit **bayleys.co.nz/5530671**



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