



Information Memorandum

Belfast, Christchurch
61A Belfast Road

Prepared by Whalan and Partners Limited, Bayleys
May 2026



ALTOGETHER BETTER

Residential / **Commercial** / Rural / Property Services



Radcliffe
ELECTRICAL

Radcliffe

Executive summary

Whalan and Partners Limited, Bayleys, is pleased to offer 61A Belfast Road, Belfast, Christchurch for sale by way of Deadline Private Treaty closing 4.00pm on Thursday 11 June 2026.

The property



Property address

61A Belfast Road, Belfast



Legal description & record of title

Lot 6 DP 584609
Record of Title 1100027



Floor area

1,293.1sqm (approximately)



Land area

2,662sqm (more or less)



Seismic rating

100% New Building Standard (NBS)



Zoning

Industrial Heavy, Christchurch City Council



Tenant

J.A. Russell Limited



Income

\$232,325.50pa plus GST and outgoings

The sale process



Method of sale

Deadline Private Treaty (unless sold prior)



Close date

4.00pm on Thursday 11 June 2026 at 3
Deans Avenue, Addington, Christchurch

Please do not hesitate to contact Sam or Nick regarding any aspect of the content included in this document or to arrange a viewing of the property.

Key highlights

- Newly constructed
- High caliber tenant
- Fixed rental growth
- Functional commercial property

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EXIT



Goldair

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The property

61A Belfast Road presents a near-new commercial/trade retail facility located at the entrance of the Belfast Business Park.

This 3-year-old building features prominent trade retail showroom/warehouse combination with corporate offices complimented by excellent car parking and secure concrete yard.

A robust lease to J. A. Russell Limited who has 80+ branches nationwide, providing exceptional tenant covenant will offer investors security of a stable income.

The lease includes fixed rental increases and market reviews every two years, ensuring excellent potential growth in rental returns.

Floor area breakdown

Property type	Area
Showroom	51.7sqm
Ground floor office	91.8qm
Trade retail	148.7sqm
First floor office	145.6sqm
Warehouse	804sqm
Canopy	33.6sqm
Sprinkler valve room	17.7sqm
Total lettable area	1,293.1sqm
Car parks	17
Concrete yard	200sqm

*All areas are approximate

Tenancy details

Tenant	J.A. Russell Limited
Net lettable area	1,293.1sqm (approximately)
Car parks	17 car parks
Lease term	Six (6) years
Commencement date	23 June 2023
Rights of renewal	Three (3) rights of four (4) years each
Final expiry date	23 June 2041
Rent review provisions	Market every second anniversary of the commencement date Fixed 2% increase annually except on the market rent review dates
Lease type	Net
Net income	\$232,325.50pa + GST and outgoings

*All amounts are excluding GST.



Local industrial sales evidence

Address	Sale date	Sale price	Floor area (approx.)	Land area (approx.)	WALT (years)	Yield on market rent
46-48 Factory Drive, Rolleston	June 2025	\$4,950,000	1,862sqm	3,124sqm	5.8	5.44%
25 John Morten Drive, Rolleston	August 2024	\$4,400,000	2,384sqm	4,976sqm	1.82	6.46%
14 Radius Loop, Rolleston	May 2025	\$2,930,000	1,187sqm	2,047sqm	Vacant possession	5.72%
34 Factory Drive, Rolleston	September 2024	\$3,000,000	1,041sqm	2,160sqm	Vacant possession	5.44%
9 John Morten Drive, Rolleston	March 2024	\$3,500,000	1,310sqm	4,468sqm	Vacant possession	6.08%
4/9 Seven Mile Drive, Belfast	April 2025	\$2,700,000	910sqm	1,830sqm	1.9	5.9%
2 Lakeside Place, Harewood	November 2024	\$1,690,000	355sqm	1,550sqm	7.5	5.3%
12 Radius Loop, Rolleston	1 October 2025	\$3,245,000	2,047sqm	134sqm	6.75	5.16%
5 Lakeside Place, Harewood	1 October 2025	\$6,350,000	4,242sqm	2,183sqm	10	5.49%
20 Kotzikas Place, Wigram	27 November 2025	\$1,700,000	1,925sqm		n/a	5.88%

The location

Belfast has a rich industrial heritage - home to NZ's first meatworks around which the suburb evolved.

The site represents a valuable brand exposure opportunity with 48,000 cars going past daily on the Northern corridor motorway.

Transport links are easy: off ramps from Belfast Road provide excellent motorway access, port access is via the ring route onto QEII Drive and Anzac Drive. The site is 16 minutes (11.6 kms) from Christchurch International Airport and a trip time of just 17 minutes (12.6kms) from the CBD. Aside from Belfast itself, the nearby northern suburbs of Christchurch - including Pegasus, Kaiapoi, Woodend and Rangiora, all offer a plentiful supply of labour.

The surrounding area has had rapid residential population growth and is showing no signs of slowing down with the new Belfast subdivision featuring 250+ new residential sections as well as a newly built Woolworths and yet to be built school, retirement village and family healthcare centre less than 1km from the property.



Motorways

Close to State Highway 1 and State Highway 74



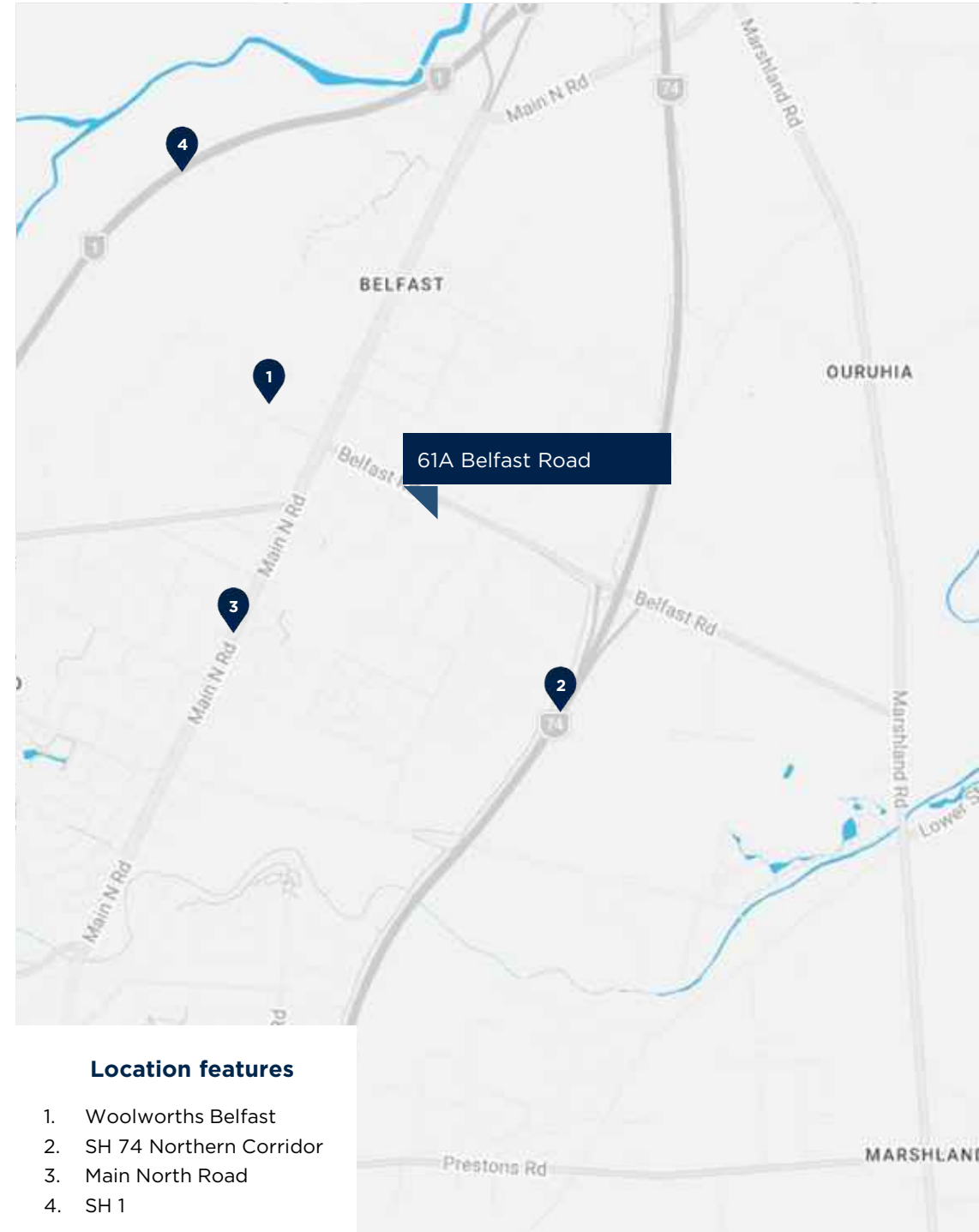
Location

Belfast Business Park



Zoning

Industrial Heavy



Location features

1. Woolworths Belfast
2. SH 74 Northern Corridor
3. Main North Road
4. SH 1

Legal description and zoning

Record of title	1100027
Legal description	Lot 6 DP 584609
Tenure	Fee Simple
Local authority	Christchurch City Council
Zoning	Industrial Heavy

Zoning

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.





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BY DESIGN

No. MARLEY
by allianz

NAVTEK

WIN
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FIVE

The sale process

61A Belfast Road, Belfast, Christchurch is being offered for sale by way Deadline Private Treaty closing 4.00pm on Thursday, 11 June 2026 (unless sold prior) 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/5530407

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/5530407

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