



Information memorandum

Upper Riccarton, Christchurch
Unit 4, 295 Blenheim Road

Prepared by Bayleys Canterbury
November 2025



IN ASSOCIATION WITH
 **Knight
Frank**



*Ground floor office and warehouse only

Boundary lines are Indicative only

Executive summary

Whalan and Partners Ltd, Bayleys is pleased to offer Unit 4, 295 Blenheim Road, Upper Riccarton for sale and for lease by way of Deadline Private Treaty (unless sold prior) closing on 1pm, Tuesday 9th December 2025 at 3 Deans Avenue, Addington, Christchurch.

The property



Property address

4/295 Blenheim Road, Upper Riccarton
Christchurch



Legal description & record of title

Unit 4 Deposited Plan 418587 on Record of
Title 471263



Floor area

1,015sqm (approximately)



Car parks

Thirteen (13)



Occupancy

Area 1 - tenanted
176sqm ground floor office with 4 car parks

Area 2 - vacant
166sqm ground-floor office
620sqm high-stud warehouse
9 on-site car parks



Seismic rating

78% NBS rating, assessed in 2019



Zoning

Mixed Use Zone

The sale process



Method of sale

Deadline Private Treaty (unless sold prior)



Closing date

1pm, Tuesday 9th December 2025

Key highlights

- Located west of the Christchurch CBD
- Vacant possession offered

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WHALAN AND PARTNERS LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008



*First floor office not included



*First floor office not included



The property

Unit 4, 295 Blenheim Road offers a versatile and well-located opportunity, featuring a 620sqm warehouse, two ground-floor office spaces - 166sqm and 176sqm (currently occupied), a mezzanine area, and 13 on-site car park allocated via the body corporate rules.

Strategically positioned just west of the CBD on one of the South Island's busiest arterial routes, the property provides excellent exposure and accessibility.

Set within a modern, well-presented development adjacent to The Warehouse, the property occupies a prominent position on the southern side of Blenheim Road, in the mixed-use commercial precinct of Middleton.

This prime location offers direct access to the Southern Motorway and is only minutes from the Central City, making it highly desirable for a range of occupiers.

Middleton is a thriving commercial and industrial hub, home to a wide array of national and international businesses in the light industrial, logistics, and transport sectors. The area is well serviced by cafes, restaurants, and retail amenities, and continues to attract occupiers seeking a central, connected, and high-performing location.

Property attributes

Total floor area	1,015sqm (approximately)
Ground floor office - tenanted	176sqm (approximately)
Ground floor office - vacant	166sqm (approximately)
High-stud warehouse - vacant	620sqm (approximately)
Parking	13 on-site car parks
Age	Constructed in 2009
Seismic rating	78% NBS

The location

Blenheim Road is one of Christchurch's major arterial routes, running through Upper Riccarton, a vibrant and diverse suburb located on the western fringe of the CBD.

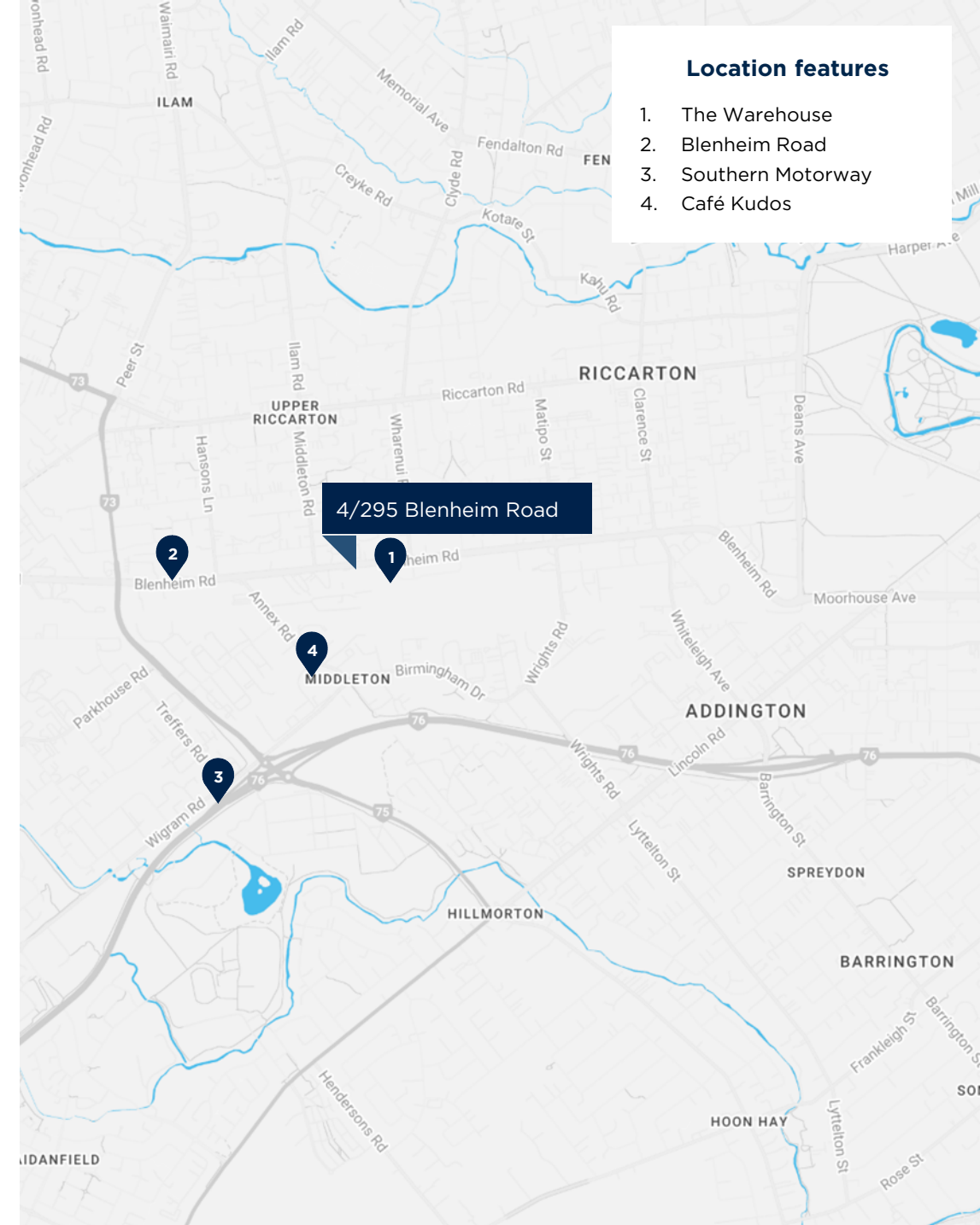
Upper Riccarton is a well-established and rapidly evolving area, offering a balanced mix of residential, commercial, industrial, and retail-zoned properties. Its strategic location makes it a highly desirable base for businesses, with excellent proximity to key destinations such as the Christchurch CBD, Christchurch International Airport, the University of Canterbury, and several major retail centres including Riccarton Mall, Bush Inn Centre, Wigram Skies, and Tower Junction.

The suburb has seen sustained residential growth, driven by increasing demand for modern, higher-density housing. Developers have responded by converting traditional single-dwelling sites into contemporary townhouse developments, reflecting shifting lifestyle preferences and urban intensification.

These factors combine to make Upper Riccarton a prime location for business operations or commercial property investment, underpinned by strong market fundamentals, excellent transport connectivity, and access to a broad and growing customer base.

Location features

1. The Warehouse
2. Blenheim Road
3. Southern Motorway
4. Café Kudos

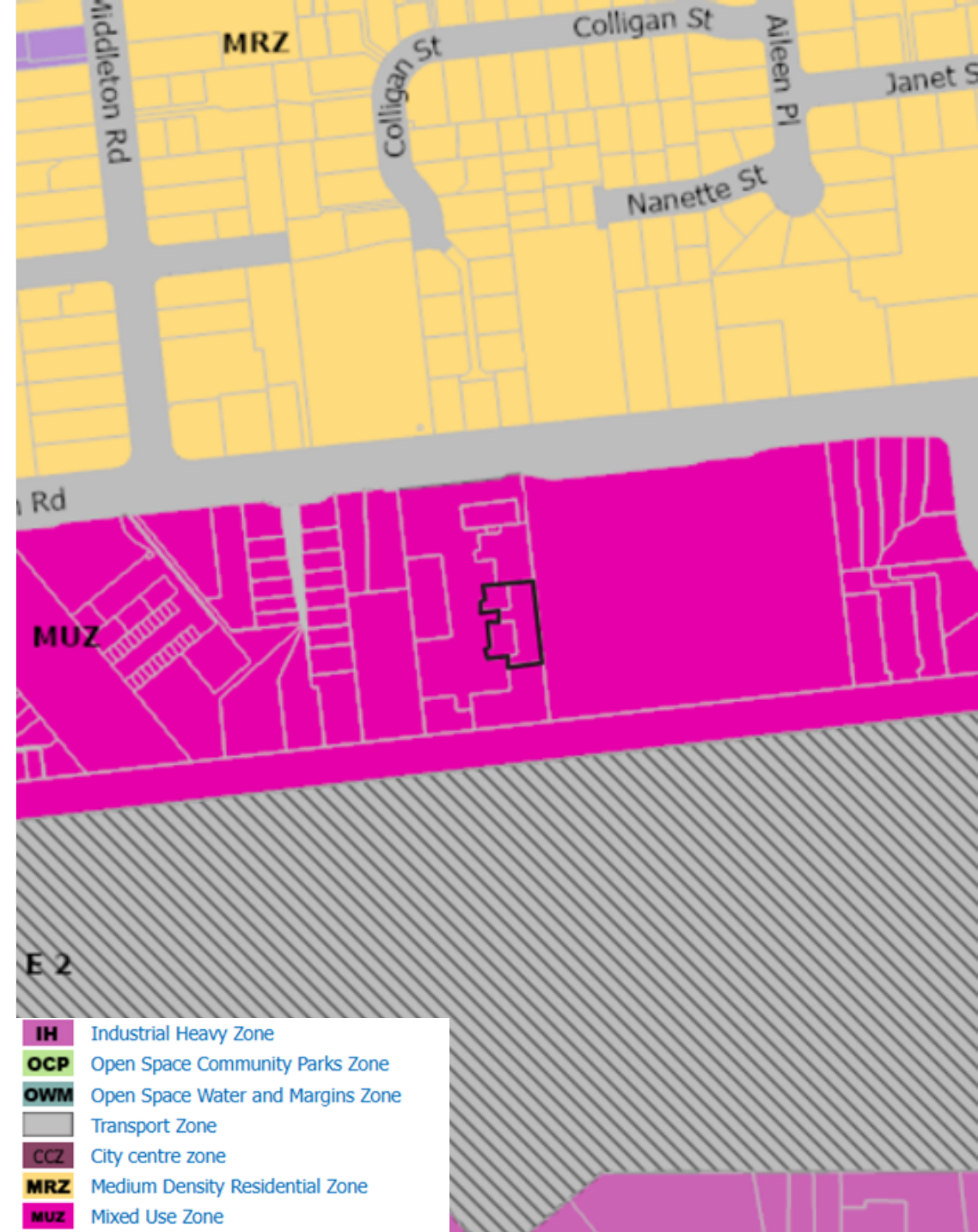


Legal description and zoning

Record of title	471263
Legal description	Unit 4 Deposited Plan 418587
Rating valuation	Land value \$690,000 Improvements \$1,890,000 Capital value \$2,580,000
Local authority	Christchurch City Council
Zoning	Mixed Use Zone

Zoning

In Christchurch, mixed-use zone designates an area where a combination of different activities, such as residential, commercial, office, and light industrial, are permitted and encouraged to co-exist. These zones are often located within or near city and suburban centres and public transport corridors to promote walkable communities and high-density living, fostering a vibrant mix of uses and a functional, safe neighbourhood with a diverse range of housing and business opportunities.





*First floor office not included

The sale process

U4/295 Blenheim Road, Upper Riccarton Christchurch is being offered for sale & for lease by way of Deadline Private Treaty (unless sold prior) closing at 1pm, Tuesday 9th December 2025 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/5528777

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.



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.



MaxCap
Group

- 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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