



Boundary lines are indicative only

Information memorandum

Burnside, Christchurch
32C Sheffield Crescent

Prepared by Whalan and Partners Limited, Bayleys
May 2026

BAYLEYS



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Chartered Accountants
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Executive summary

Bayleys Real Estate is pleased to offer you 32C Sheffield Crescent, Burnside, Christchurch, for sale by way of Deadline Private Treaty (unless sold prior), closing at 4pm on Thursday the 25th of June 2026 at Bayleys, 3 Deans Avenue, Addington, Christchurch.

The property



Property address

32C Sheffield Crescent, Burnside, Christchurch



Legal description on record of title

Unit E Deposited Plan 47095 on Record of Title 46070



Floor area

554sqm (approx.)



Zoning

Industrial General Zone

The sale process



Method of sale

Deadline Private Treaty (unless sold prior)



Deadline date

4pm, Thursday 25th June 2026

Key highlights

- Dual income stream from two established tenancies with significant upside
- Proven leasing history with functional layout
- First floor vacancy presents an immediate opportunity
- Owner occupy or add value through leasing
- Low-maintenance asset
- 13 on-site car parks

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Investment highlights

- 01 Add value or owner occupy**
With the ground floor leased, this offering comes with strong rental income as well as the opportunity to occupy the first floor or add value through leasing.
- 02 Low maintenance investment**
Multiple income streams, quality tenants, and generous on-site parking combine to create an attractive investment.
- 03 Established tenant**
Both tenants are established businesses, one of which has just signed a fresh three-year lease, with renewals through to 30 April 2035.
- 04 Modern tenancy**
The office features a modern fit-out, making it an attractive and functional workspace.

32C Sheffield Crescent offers a modern commercial investment with dual income streams and strong holding appeal. The ground floor is securely leased to two tenants, while the first-floor office is vacant, offering an opportunity to occupy the space yourself or add value by leasing it out. Supported by quality tenants and ample on-site parking, this is a low-maintenance asset within a popular and growing area, suited to investors seeking reliable returns.



The location

Strategic Burnside Positioning

Located within the well-established Burnside commercial precinct, 32C Sheffield Crescent benefits from excellent connectivity to Christchurch Airport and key arterial routes including Memorial Avenue and State Highway 1. The surrounding area is home to a strong mix of office, industrial and trade-based occupiers, supporting ongoing tenant demand and long-term investment appeal. With convenient access to nearby amenities, public transport links and major business hubs, this sought-after location continues to be a preferred destination for occupiers and investors alike.



Accessibility

Located in close proximity to Christchurch Airport and well connected to key arterial routes



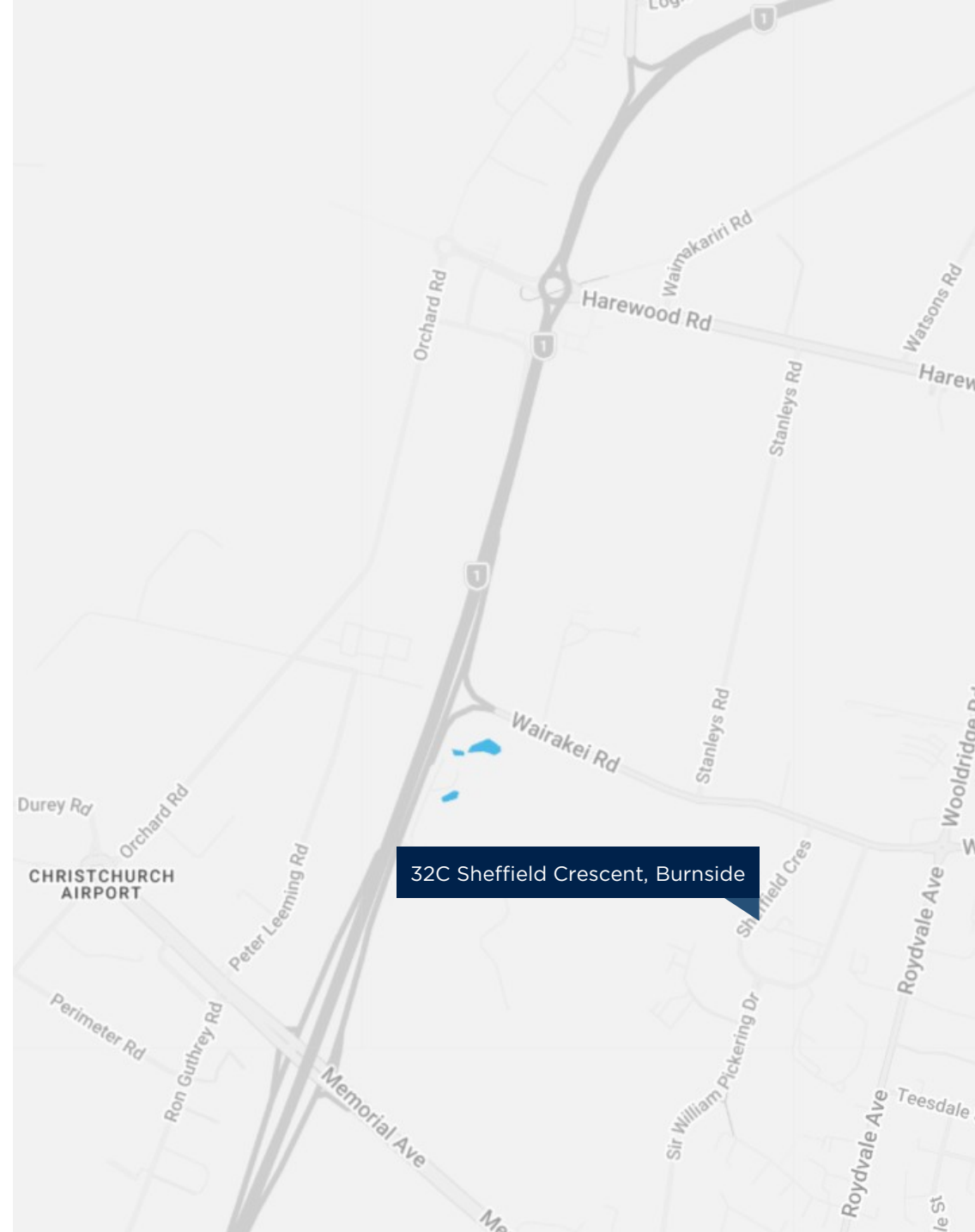
Amenities

Nearby cafes and easy access to SH1/Russley Road, providing close proximity to industrial services, warehouses, and offices



Site

Positioned within the established and increasingly popular Burnside commercial precinct



Legal description and zoning



Record of title 46070

Legal description Unit E Deposited Plan 47095

Tenure Stratum in Freehold

Rating valuation

Land value	\$495,000
Improvements	\$345,000
Capital value	\$840,000

Local authority Christchurch City Council

Zoning Industrial General Zone

Zoning

The property is located within the Industrial Zone under the Christchurch District Plan. This zoning provides for a wide range of industrial, commercial, trade, and service-based activities, supporting business operations that benefit from good access, servicing, and operational flexibility. Industrial zoning in this location reflects the area's established commercial and light industrial character and supports continued business use and development.



Tenancy overview

Tenant	Innovate Digital Limited
Car parks	Four (4)
Lease term	Three (3) years
Commencement date	1 October 2025
Rights of renewal	Two (2) rights of renewals of two (2) years each
Final expiry date	30 September 2032
Rent review provisions	Market rent review on 1 October 2028 and 1 October 2030.
Net income	\$25,000 per annum + GST and outgoings

*All amounts are excluding GST.



Tenancy overview

Tenant	RR Partners Limited
Car parks	Three (3)
Lease term	Three (3) years
Commencement date	1 May 2026
Rights of renewal	Two (2) rights of renewals of three (3) years each
Final expiry date	30 April 2035
Rent review provisions	Market rent review every two (2) years from the commencement date.
Net income	\$33,496.50 per annum + GST and outgoings

*All amounts are excluding GST.



The sale process

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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/5530362](https://www.bayleys.co.nz/5530362)



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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