

Boundary lines are indicative only

Information memorandum

Wigram, Christchurch
5/1 Stark Drive

Prepared by Whalan and Partners Limited, Bayleys
May 2026

RayWhite.

VITAL NEW ZEALAND
4B/1 Stark Drive

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5

RayWhite.

ifm electronic

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RESERVED
PARKING



4B

5A

5A

Executive summary

Bayleys Real Estate is pleased to offer you 5/1 Stark Drive, Wigram, Christchurch, for sale by way of Deadline Private Treaty (unless sold prior), closing at 4pm on Thursday the 18th of June 2026 at Bayleys, 3 Deans Avenue, Addington, Christchurch.

The property



Property address

5/1 Stark Drive, Wigram, Christchurch



Legal description on record of title

Principal Unit 5 Deposited Plan 476863 on Record of Title 660042



Floor area

143sqm (approx.)



Zoning

Industrial General Zone



Net income

\$38,025 per annum + GST and outgoings



Tenants

IFM Efactor Pty Limited

The sale process



Method of sale

Deadline Private Treaty (unless sold prior)



Deadline date

4pm, Thursday 18th June 2026

Key highlights

- 143sqm (approximately) of ground floor office
- Great natural light throughout
- Secured by an international tenant

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Investment highlights

- 01 International tenant**
Leased to an established international tenant, the property provides a secure and reliable income stream, offering confidence through a proven occupier - well suited to investors seeking stable, hands-off returns.
- 02 Low maintenance investment**
Income from an established tenant, quality location, and generous on-site parking combine to create an attractive investment.
- 03 Location**
Positioned within the highly sought-after Harvard Hub, 5/1 Stark Drive presents a compelling, low maintenance investment in a proven and tightly held commercial Location.
- 04 Modern tenancy**
The office features a modern fit-out, making it an attractive and functional workspace.

With a quality tenant already in place, dedicated on-site parking, and a location that continues to attract strong occupier demand, this represents a turnkey investment opportunity with enduring appeal.



The location

Strategic Wigram Positioning

Wigram is located approximately six kilometres west of the Christchurch City CBD. The Wigram industrial precinct is very well regarded, and neighbours comprise good quality modern industrial properties with associated offices and showroom space. Wigram benefits from easy access to State Highway One, Main South Road and Christchurch International Airport. It is a preferred distribution warehouse locality for international and national companies.



Accessibility

Well-positioned with easy access to key arterial routes and the wider Christchurch network.



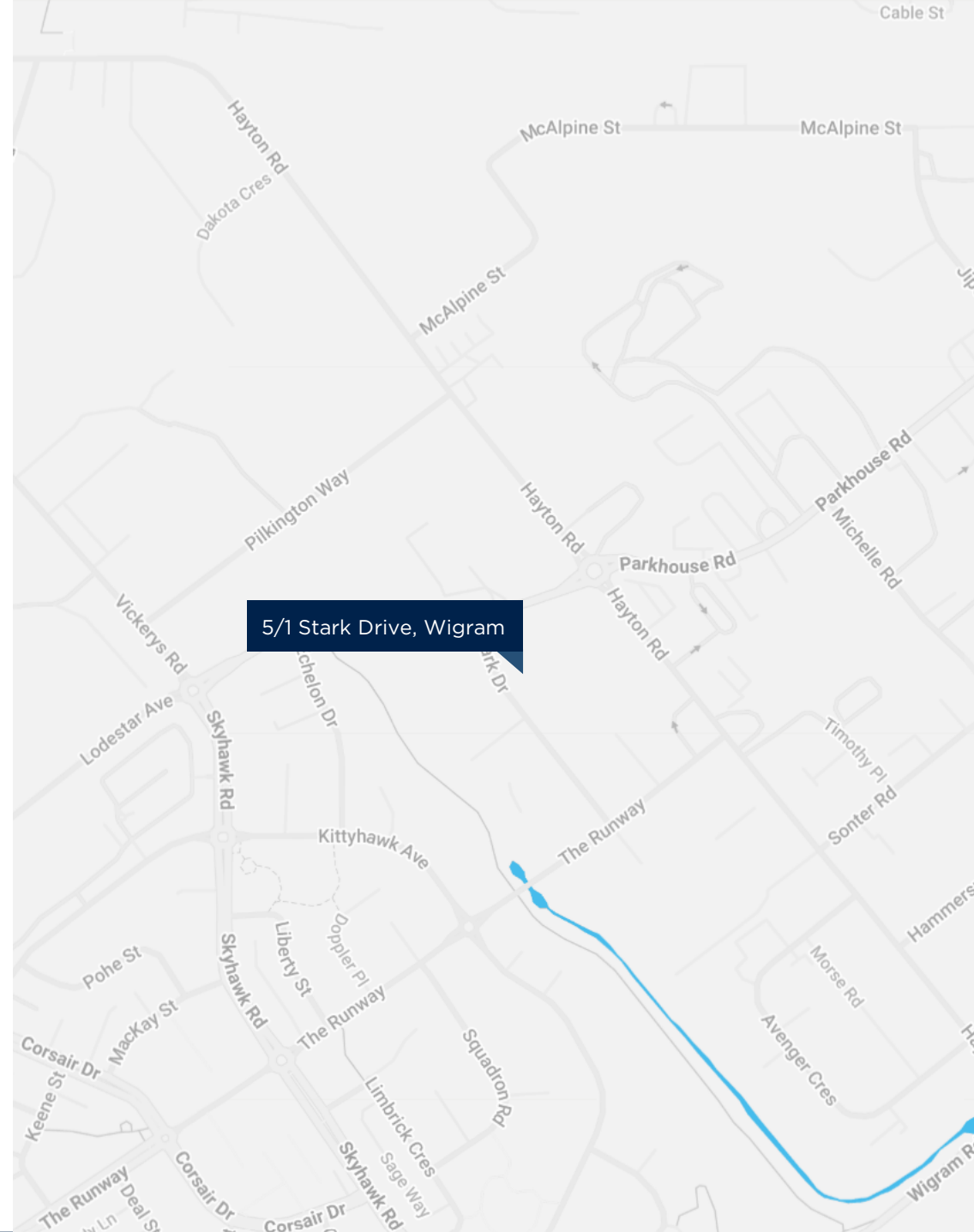
Amenities

Surrounded by popular retail, hospitality, and service offerings.

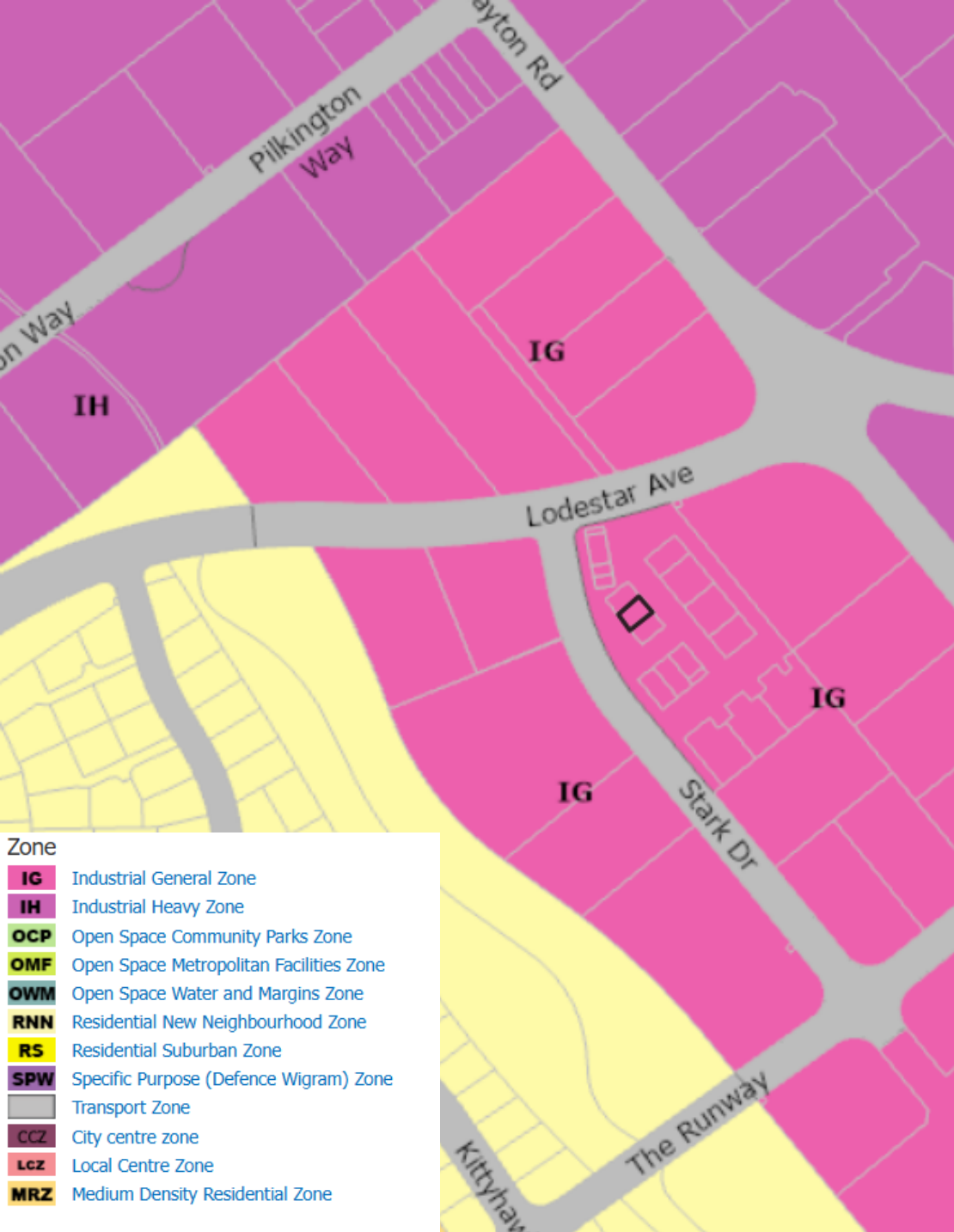


Transport

Excellent connectivity to State Highways 73 and 76, providing efficient links across the city and beyond.



Legal description and zoning



Record of title 660042-666291

Legal description Principal Unit 5 Deposited Plan 476863

Tenure Stratum in Freehold

Rating valuation

Land value	\$380,000
Improvements	\$300,000
Capital value	\$680,000

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	IFM Efactor Pty Limited
Car parks	Two (2)
Lease term	Four (4) years
Commencement date	10 April 2023
Rights of renewal	Two (2) rights of renewals of three (3) years each
Final expiry date	9 April 2033
Rent review provisions	Two (2) yearly from the commencement date of this agreement
Net income	\$38,025 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/5530522](https://www.bayleys.co.nz/5530522)



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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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