



Information memorandum

Rangiora, Waimakariri
6 Kingsford Smith Drive

Prepared by Whalan and Partners Limited, Bayleys
July 2025



IN ASSOCIATION WITH
**Knight
Frank**

ALTOGETHER BETTER

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





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The opportunity

Whalan and Partners Limited, Bayleys is pleased to present to the market 6 Kingsford Smith Drive, Rangiora for sale by way of Price by Negotiation.

This is an exceptional mixed-use investment in North Canterbury's thriving Southbrook industrial precinct. Constructed in 2014 (post-earthquake), this high-spec property sits on a 3,787sqm freehold Business 2 zoned site with dual access and low site coverage. The improvements comprise a clear-span high-stud warehouse (currently vacant, vendor is prepared to underwrite the lease for one year), a fully equipped commercial production kitchen, a popular café, and premium first-floor office accommodation. A large sealed yard with truck wash and ample parking further enhancing the property.

Anchored by established tenants including The FitLife Company Café, NZ Foods Direct, and City Impact Church, the property generates a collective net rental of \$296,460.00* per annum with a diversified tenancy profile and a current WALT of 2.19 years (as of July 2025). *The vendor is prepared to, from settlement, underwrite the warehouse lease for up to one year or until the new purchaser secures a tenant, whichever is the lesser. Strategically positioned with excellent access to Christchurch and the wider Canterbury region. This versatile asset offers strong holding income with future rental upside — a rare opportunity in a tightly held market.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.

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WHALAN AND PARTNERS LTD, BAYLEYS,
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Executive summary

The property



Property address

6 Kingsford Smith Drive, Rangiora



Legal description & certificate of title

Lot 6 Deposited Plan 461792 and Lot 3 DP 490197 on Identifier 707451



Floor area

Approximately 1,989sqm (approx.)



Land area

3,787sqm (more or less)



Tenure

Fee Simple



Net income

\$296,460.00pa + GST + OPEX



WALT

Walt 2.19 years as of July 2025



Occupancy

100% occupancy
(Includes vendor underwriting the warehouse lease for 1 year)



Seismic rating

Built in 2014



Zoning

Business 2

The sale process



Method of sale

Price by Negotiation

Investment highlights

01 Premium Mixed-Use Asset

Modern, high-quality improvements including warehouse, production kitchen, café, and offices — constructed in 2014.

02 Diverse Income Stream

Anchored by established tenants generating a net rental of \$296,460.00 p.a. with a WALT of 2.19 years (as of July 2025).

03 Vacant Warehouse Upside

Clear-span warehouse currently vacant. Current vendor is prepared to underwrite the rental for one year or until a new tenant is sought.

04 Large Freehold Landholding

3,787sqm Business 2 zoned site with dual access, low site coverage, large sealed yard, truck wash, and ample parking.

05 Strategic Southbrook Location

Sought-after Rangiora industrial precinct with excellent connectivity to Christchurch and North Canterbury.

06 Rare Opportunity

Well-specified, flexible investment in a tightly held market with strong growth potential.





Fitfood

**KINGSFORD
KITCHEN**

Welcome to
**KINGSFORD
KITCHEN**

HOT CABINET
BAND CUPPIES PIES \$4.50
CONVENT SANGRE WELLS \$7.50

SEASONAL SALAD SELECTION
SMALL \$10.50
MEDIUM \$11.50
LARGE \$12.50
ADD A CONVENT WINEY WARE \$1.00

COFFEE REG/LDC
BLACK \$4.50 / LDC \$5.50
WHITE \$4.50 / LDC \$5.50
CHOCOLATE \$4.50 / LDC \$5.50
CINCHI \$4.50 / LDC \$5.50

ALL OAK COCONUT BLANDED \$1.00
EXTRA WHISKY \$1.00
CARAMEL VANILLA HAZELNUT \$1.00

TEA BREAK
CHERRY \$4.50
LIME \$4.50

SMOOTHIES
@kingsfordkitchen



The property

The property comprises of four tenancies on a fee simple title, zoned Business 2.

Designed and built circa 2014. The building sits on the bend of Kingsford Smith Drive, Southbrook, Rangiora. The building is made up of four tenancies ranging from food production, café, office and warehouse. The property has ample parking, secured yard and a truck washdown bay. Further complimenting the property is the right of way via 16 Kingsford Smith Drives title creating the ability for complete drive through.

The building has a footprint of 1,929.2sqm on 3,787sqm of land.

Floor area breakdown

Property type	Area (sqm)
Warehouse Tenancy	Vacant
Warehouse	637.2
Office/Showroom	99.6
Mezzanine	150
Amenities	24
Canopy	138
Truck washdown	
Car parks	Seven (7)
Sub-Total	910.8
Ground floor Cafe	FitLife
Cafe	171
Café prep area	35
Car parks	Ten (10)
Sub-Total	206

Property type	Area (sqm)
First floor Office	City Impact
Office	397.7
Kitchen area	52.7
Amenities	24
Sub-Total	474.4
Ground floor production kitchen	NZ foods direct
Production area	197
Office	28
Chiller/Freezer	89
Amenities	24
Sub-Total	338
Total	1,929.2

*Areas are approximate only

The location

Southbrook is an established and rapidly growing industrial precinct located on the southern fringe of Rangiora, the largest town in North Canterbury and a key service hub for the surrounding region.

This strategic location has seen significant investment and expansion in recent years, driven by strong population growth, residential development, and the relocation of businesses seeking modern, well-connected industrial and commercial premises outside the Christchurch urban area.

The property's position within the Southbrook Business Park offers excellent logistical advantages, with easy access to State Highway 1 and the Northern Motorway, providing direct links to Christchurch (approximately 29km away), Kaiapoi, Woodend, Amberley, and the broader Canterbury region. This connectivity supports efficient distribution, freight, and trade-based activities, making the precinct highly attractive for industrial users, owner-occupiers, and tenants requiring proximity to major transport routes.

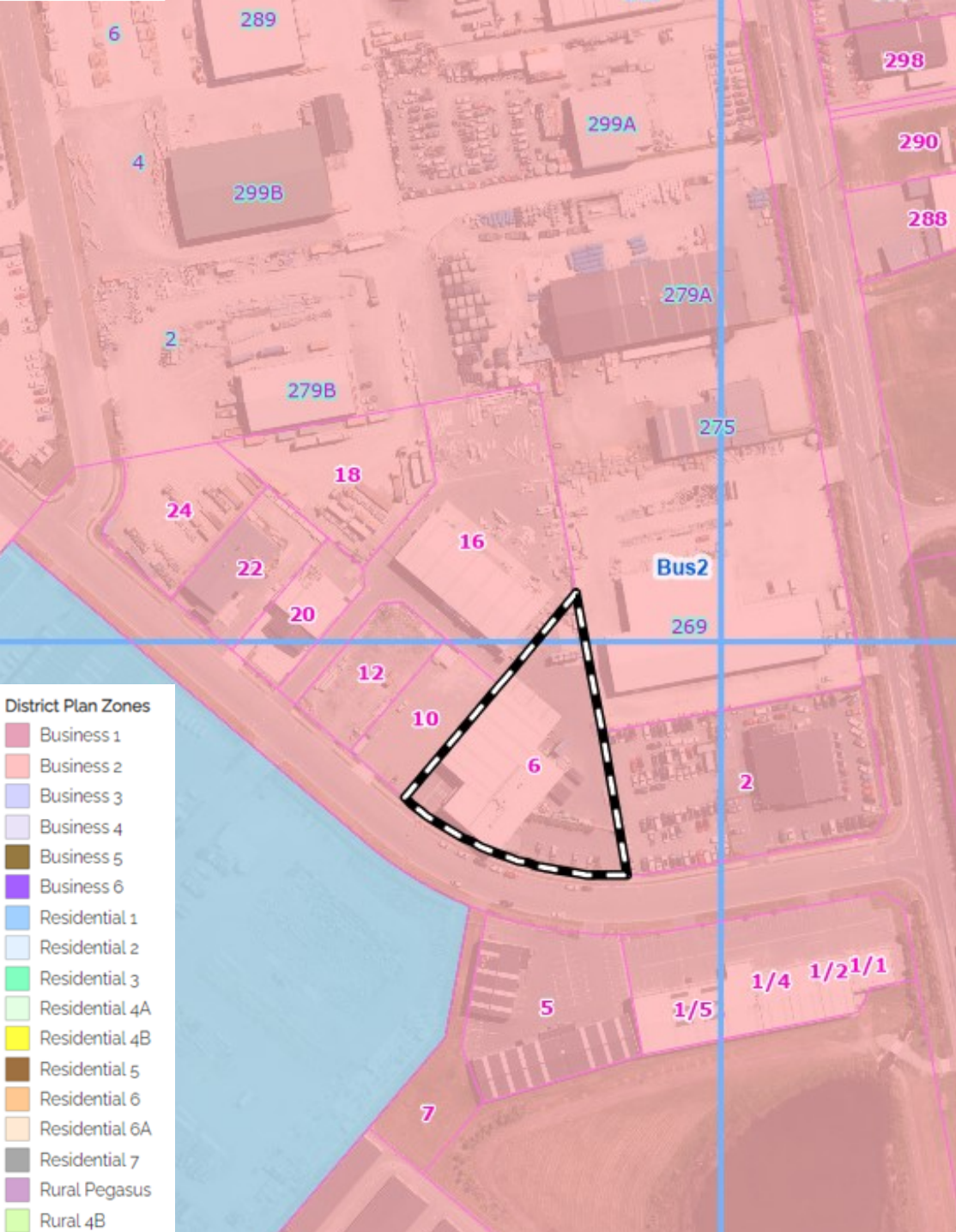
Rangiora itself continues to benefit from substantial infrastructure improvements, including roading upgrades and planned motorway extensions, which further enhance the precinct's appeal. Southbrook has become a hub for a wide range of industrial and commercial occupiers, from manufacturing and logistics operators to trade services, commercial kitchens, and value-add businesses. The surrounding residential growth underpins demand for supporting services, cafés, and local employment opportunities, reinforcing the long-term strength and resilience of this location as a premier North Canterbury industrial destination.

Location features

1. Mitre 10 Mega
2. PAK'nSAVE
3. Rangiora Police Station
4. State Highway 71
5. BP truckstop



Legal description and zoning



Record of title	707451
Legal description	Lot 6 Deposited Plan 461792 and Lot 3 DP 490197 on Identifier 707451
Tenure	Fee Simple
Rating valuation	Land value \$1,020,000 Improvements \$4,750,000 Capital value \$5,770,000
Local authority	Waimakariri District Council
Zoning	Business 2

Zoning

The Business 1 Zone covers the Rangiora, Kaiapoi, Oxford, Woodend, Pegasus, and Ravenswood town centres; with Rangiora and Kaiapoi, defined as the key activity centres, and North Woodend (Ravenswood) as an emerging key activity centre for business, social, community, cultural and administration activity for those towns. The Business 1 Zone is a significant community resource reflected in its day-to-day use by the community. These activities require a quality, functional, well-designed environment to help ensure the on-going sustainability and vitality of the town centres.



Tenancy overview

Area	Ground floor production kitchen	Ground floor cafe
Tenant	The FitLife Company Limited	The FitLife Company Limited
Car parks		Ten (10)
Lease term	Six (6) years	Four (4) years
Commencement date	1 October 2019	14 October 2019
Current expiry date	14 October 2025 (refer below)	14 October 2023 (refer below)
Rights of renewal	First right of renewal of three years (14 October 2025) has been exercised. One further right of three years remains.	First right of renewal of two years (14 October 2021) and second right of renewal of three years (14 October 2025) has been exercised. One further right of three years remains.
Rent review provisions	Market rent review every two years from the commencement date. Next one due on the 14 October 2025	Market rent review every two years from the commencement date. Next one due on the 14 October 2025
Lease type	ADLS Deed of Lease	ADLS Deed of Lease
Net income	\$49,915.00pa + GST + OPEX	\$53,545.00pa + GST + OPEX

*All amounts are excluding GST.



Tenancy overview

Area	First floor office	Warehouse
Tenant	City Impact Church Trust	Vacant*
Car parks	Seven (7)	
Lease term	Two (2) years	One (1) year or until a tenant is found, whichever is the lesser.
Commencement date	22 April 2024	Settlement date
Current expiry date	22 April 2026	
Rights of renewal	One further right of two years remains.	Nil
Rent review provisions	CPI review 22 April 2026	Nil
Lease type	ATL - Agreement to Lease	ATL - Agreement to Lease
Net income	\$75,000.00pa + GST + OPEX	\$118,000.00 + GST + OPEX*

All amounts are excluding GST.

*The vendor has confirmed that upon settlement they will underwrite the current vacancy for up to one year or until the new purchaser finds a suitable tenant, whichever is the lessor.



The sale process

6 Kingsford Smith Drive, Rangiora is being offered for sale by way Price by Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5526619

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 the undersigned.



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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/5526619



Information memorandum

Appendices



Appendices

- Title

Also available via Property File

- Deed of lease
- Agreement to Lease
- Build plans
- BWOFF
- LIM
- Insurance policy



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier 707451
Land Registration District Canterbury
Date Issued 28 August 2015

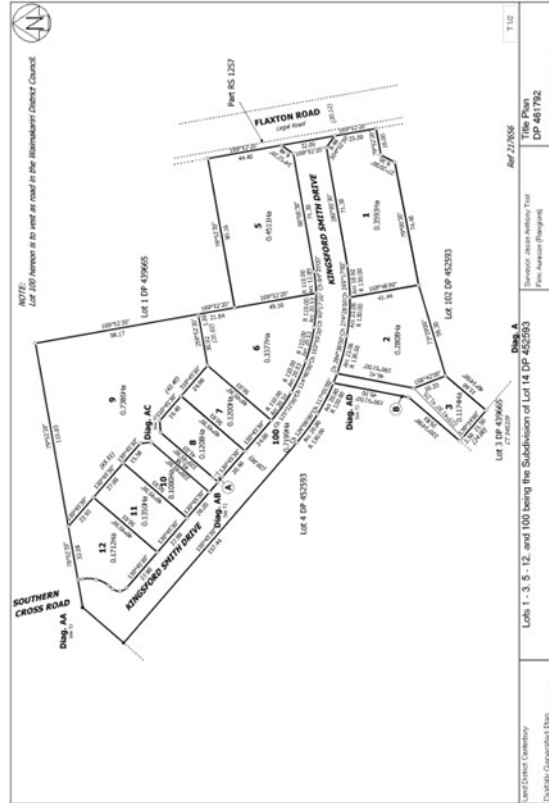
Prior References
608017 608020

Estate Fee Simple
Area 3787 square metres more or less
Legal Description Lot 6 Deposited Plan 461792 and Lot 3
Deposited Plan 490197

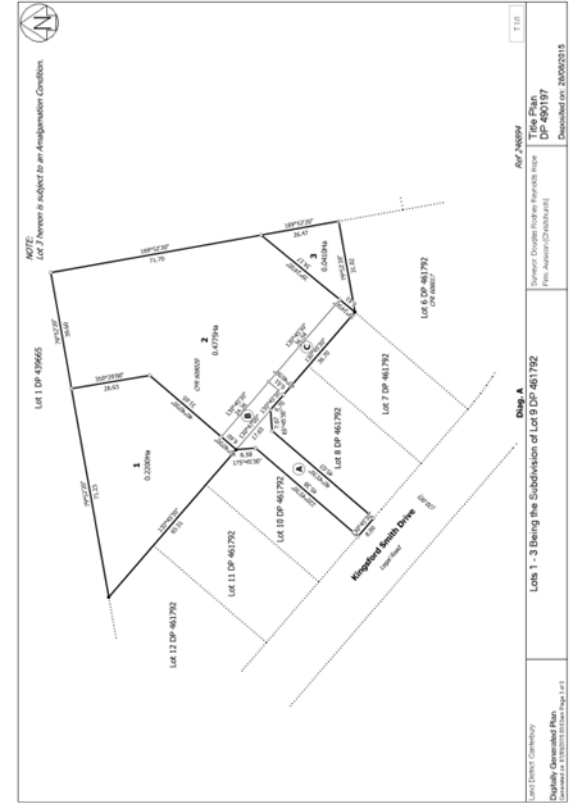
Registered Owners
Melissa Jayne Shipley, Lesley Catherine Shipley, Tracey Emma McCarron and Norman Douglas Shipley

Interests
Land Covenant in Easement Instrument 9080668.1 - 31.5.2012 at 2:58 pm
Subject to Section 241(2) Resource Management Act 1991 (affects DP 490197)
Appurtenant hereto is a right of way and right to drain water created by Easement Instrument 10171740.3 - 28.8.2015 at 9:41 am
The easements created by Easement Instrument 10171740.3 are subject to Section 243 (a) Resource Management Act 1991
10353214.1 Mortgage to ANZ Bank New Zealand Limited - 9.3.2016 at 3:53 pm

Identifier 707451



Identifier 707451





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ALTOGETHER BETTER

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