



Information memorandum

Christchurch Central, Christchurch
16-20 Walker Street

Prepared by Bayleys Canterbury
September 2025



IN ASSOCIATION WITH
 **Knight
Frank**



Boundary lines are indicative only

Executive summary

Whalan and Partners Limited, Bayleys Canterbury is pleased to offer 16-20 Walker Street, Christchurch Central for sale by way of Deadline Private Treaty (unless sold prior) closing on 4pm, Thursday 13th November 2025 at 3 Deans Avenue, Addington, Christchurch.

The property



Property address
16-20 Walker Street, Christchurch Central



Legal description & record of title
Lot 1 Deposited Plan 25573 on Record of Title
CB6D/1338



Floor area
1,842sqm (approximately)



Land area
1,813sqm (more or less)



Car parking
42 total, including 23 secure



Zoning
Central City Mixed Use



Net income
\$551,897.40 + GST per annum



Occupancy
Tenanted investment



Tenant
Health New Zealand (Te Whatu Ora)



Seismic rating
80% NBS updated July 2021

The sale process



Method of sale
For Sale by Negotiation

Key highlights

- 15-year lease from 1 November 2021 plus renewal options to 2056
- CPI annual rent increases, market rent reviews five yearly
- Detailed Seismic Assessment at 80% of NBS, updated July 2021
- High quality extensive fit-out

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



IN ASSOCIATION WITH
 Knight
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Boundary lines are indicative only



The property

Health New Zealand (Te Whatu Ora) took the opportunity to lease the property when Spark relocated in 2021. The three -level building offered in-situ significant high-speed data capability, proximity to the Hospital and their other facilities plus secure covered car parking, ideal for Health New Zealand's use.

Investors must take note of the rare opportunity to purchase this outstanding investment with a long-term lease and assured rental growth in the heart of Christchurch. Benefitted by excellent parking, the property enjoys high levels of surrounding amenity and convenient accessibility via the one-way systems.

Property attributes

Floor area	1,842sqm (approximately)
Land area	1,813sqm (more or less)
Seismic rating	80% of NBS, updated July 2021
Number of tenancies	One (1)

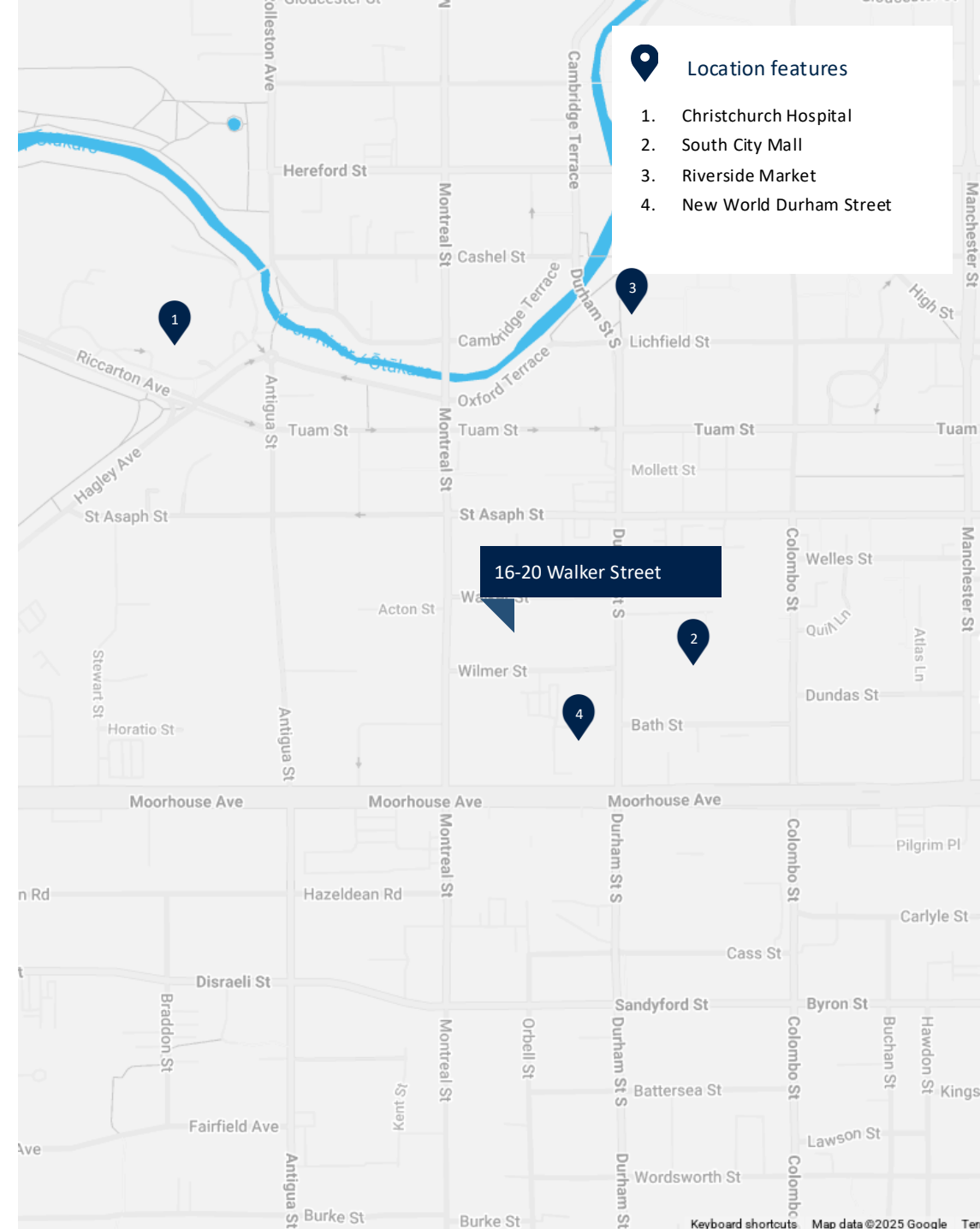
The location

The Christchurch CBD is the vibrant heart of Christchurch, New Zealand's largest city in the South Island. It is home to some of Christchurch's most well-known landmarks such as Cathedral Square and Christchurch Botanic Gardens.

The CBD itself is primarily a central hub for commercial and administrative activities. Industrial properties are limited within the CBD, and the area is predominantly characterised by office buildings and retail spaces. Industrial activities are typically located in the outlying industrial zones of Christchurch. The CBD attracts a wide range of commercial tenants including corporate offices, government agencies, financial institutions, and retail businesses.

The CBD's well-developed infrastructure, transportation links, and proximity to amenities make it an attractive destination for businesses of all sizes. While the CBD primarily serves as a commercial hub, it also features residential properties such as apartments and townhouses categorised into the Residential Central City Zone which caters for high density living opportunities.

The city has undergone significant redevelopment following the earthquakes of 2010 and 2011, the CBD also possesses a lot of prime office spaces attracting good quality tenants and making it an attractive location for investors.



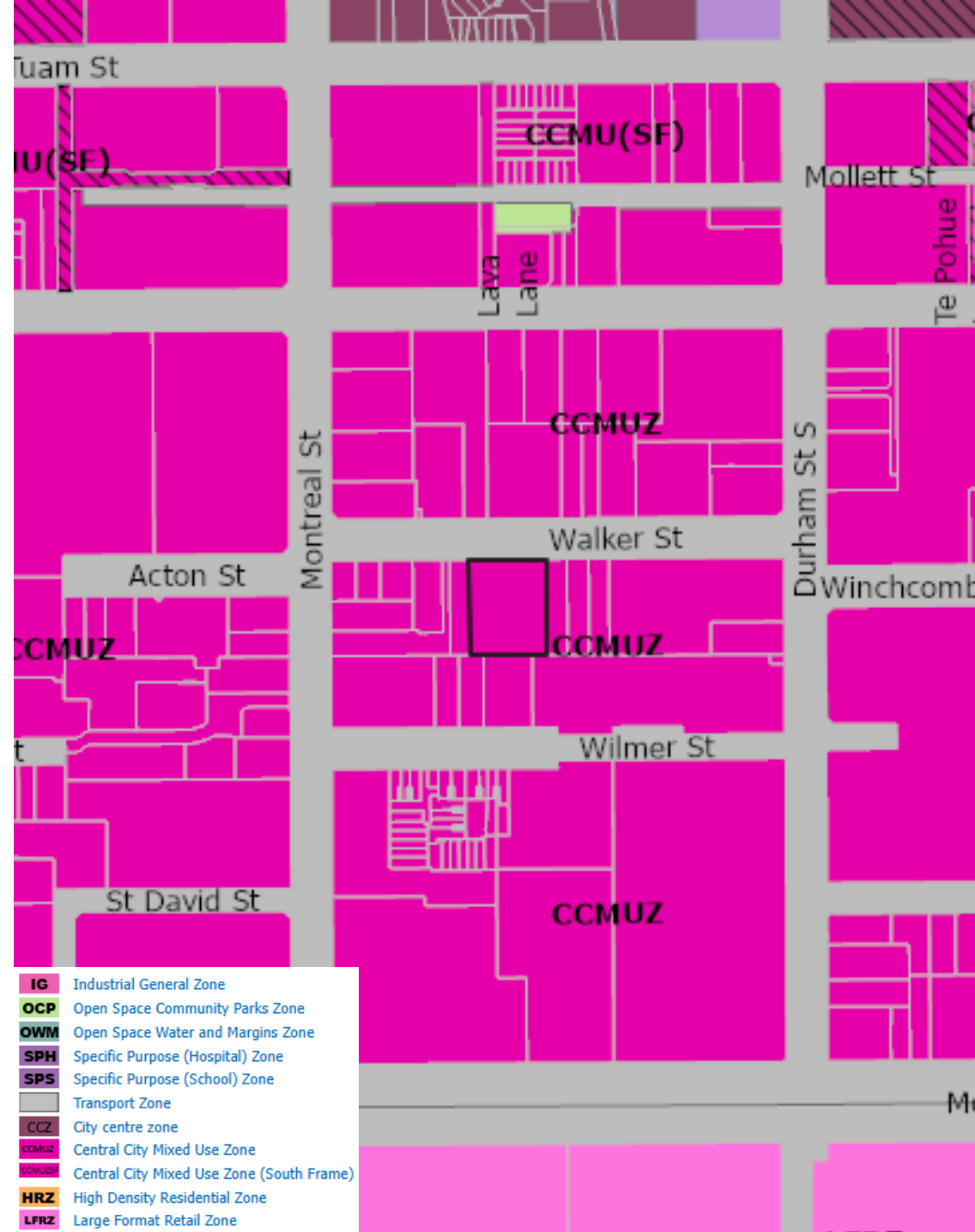
Legal description and zoning

Record of title	CB6D/1338	
Legal description	Lot 1 Deposited Plan 25573	
Tenure	Freehold	
Rating valuation	Land value	\$1,940,000
	Improvements	\$4,610,000
	Capital value	\$6,550,000
Local authority	Christchurch City Council	
Zoning	Central City Mixed Use	

Zoning

This zone generally allows buildings up to 32m in height.

The zone allows for existing activities, and other community, commercial and business activities, while supporting the City Centre Zone as the focus for retail, offices and commercial services.





Tenancy overview

Tenant	Health New Zealand (Te Whatu Ora)
Lease term	Fifteen (15) years
Commencement date	1 November 2021
Rights of renewal	Three (3) of five (5) years each and one (1) of five (5) years less one (1) day
Final expiry date	30 October 2056
Rent review provisions	Market rent review dates: Five (5) yearly CPI rent review dates: Annually on the commencement date except on market rent review dates
Net income	\$551,897.40 + GST per annum

*All amounts are excluding GST.



The sale process

16-20 Walker Street, Christchurch Central is being offered for sale by way of Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5528315

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.



- 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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