



Boundary lines are indicative only

Information memorandum

Sydenham, Christchurch
80 Byron Street

Prepared by Whalan and Partners Limited, Bayleys
May 2026



IN ASSOCIATION WITH
 **Knight
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The opportunity

Whalan and Partners Limited is pleased to offer 80 Byron Street, Sydenham, Christchurch for sale with an Asking Price of \$1,550,000 + GST (if any).

A genuine opportunity to secure a tightly held freehold industrial asset in the heart of Sydenham, just moments from the Christchurch CBD. Offered with vacant possession, 80 Byron Street provides immediate flexibility for owner-occupiers seeking a city-fringe base or investors targeting a high-demand industrial precinct.

The property features a functional warehouse configuration with dual roller door access, enabling efficient loading and circulation. Approximately 19 metres of north-facing street frontage delivers excellent natural light and strong signage exposure, while seven on-site car parks—a rarity in this tightly held location—enhance occupier appeal.

With city-fringe industrial assets of this scale and configuration becoming increasingly scarce, this is a compelling opportunity to secure a strategic holding with long-term value. Whether for occupation or investment, 80 Byron Street warrants serious consideration.



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Executive summary

80 Byron Street presents a rare opportunity to secure a freehold industrial property with a north facing aspect in a tightly held Sydenham location. Whether you are an owner occupier or investor, 80 Byron Street has something to offer.

The property



Property address

80 Byron Street, Sydenham, Christchurch, 8023



Legal description & record of title

Lot 1 Deposited Plan 449853 on record of title 570938



Floor area

782 sqm (approximately)



Land area

1,280 sqm (more or less)



NBS rating

67% NBS of new building standard in 2017



Occupancy

Vacant



Car parking

Seven (7)



Zoning

Industrial General Zone

The sale process



Method of sale

Asking Price of \$1,550,000 + GST (if any)

Key highlights

- Freehold, vacant possession – occupy or lease for investment
- Dual roller door warehouse with efficient access and functionality
- Approx. 19m north-facing frontage offering natural light and signage exposure
- Prime city-fringe location in Sydenham, minutes from the Christchurch CBD

Investment highlights

01 **Freehold city-fringe industrial**

Secure a fee simple industrial property in the tightly held and highly sought-after Sydenham precinct.

02 **Vacant possession**

Offered with vacant possession, providing immediate flexibility for owner-occupiers or investors to lease and add value.

03 **Functional warehouse configuration**

Industrial improvements comprising floor area of 782sqm with dual roller door access enabling efficient operational flow.

04 **Strong profile & exposure**

Approximately 19 metres of north-facing frontage to Byron Street delivers excellent natural light and prominent signage opportunity.

05 **Rare on-site parking provision**

Seven exclusive on-site car parks provide a significant advantage within the parking-constrained Sydenham location.

06 **Strategic CBD-fringe location**

Positioned minutes from the Christchurch CBD and key arterial routes, supporting long-term occupier demand and investment fundamentals.





The location

Sydenham is one of Christchurch's most established and strategically located commercial and light industrial suburbs, positioned immediately south of the CBD. The area supports a diverse mix of industrial, showroom, retail, and commercial occupiers and continues to benefit from strong post-earthquake regeneration and proximity to surrounding residential catchments. Excellent connectivity via key arterial routes including Colombo Street, Moorhouse Avenue, and Brougham Street (State Highway 76) provides efficient access across the city, Christchurch International Airport, and Lyttelton Port, while limited availability of industrial-zoned land reinforces Sydenham's status as a tightly held and highly sought-after city-fringe precinct.



Accessibility

Minutes from the Christchurch CBD, with quick connections to surrounding commercial and industrial precincts.



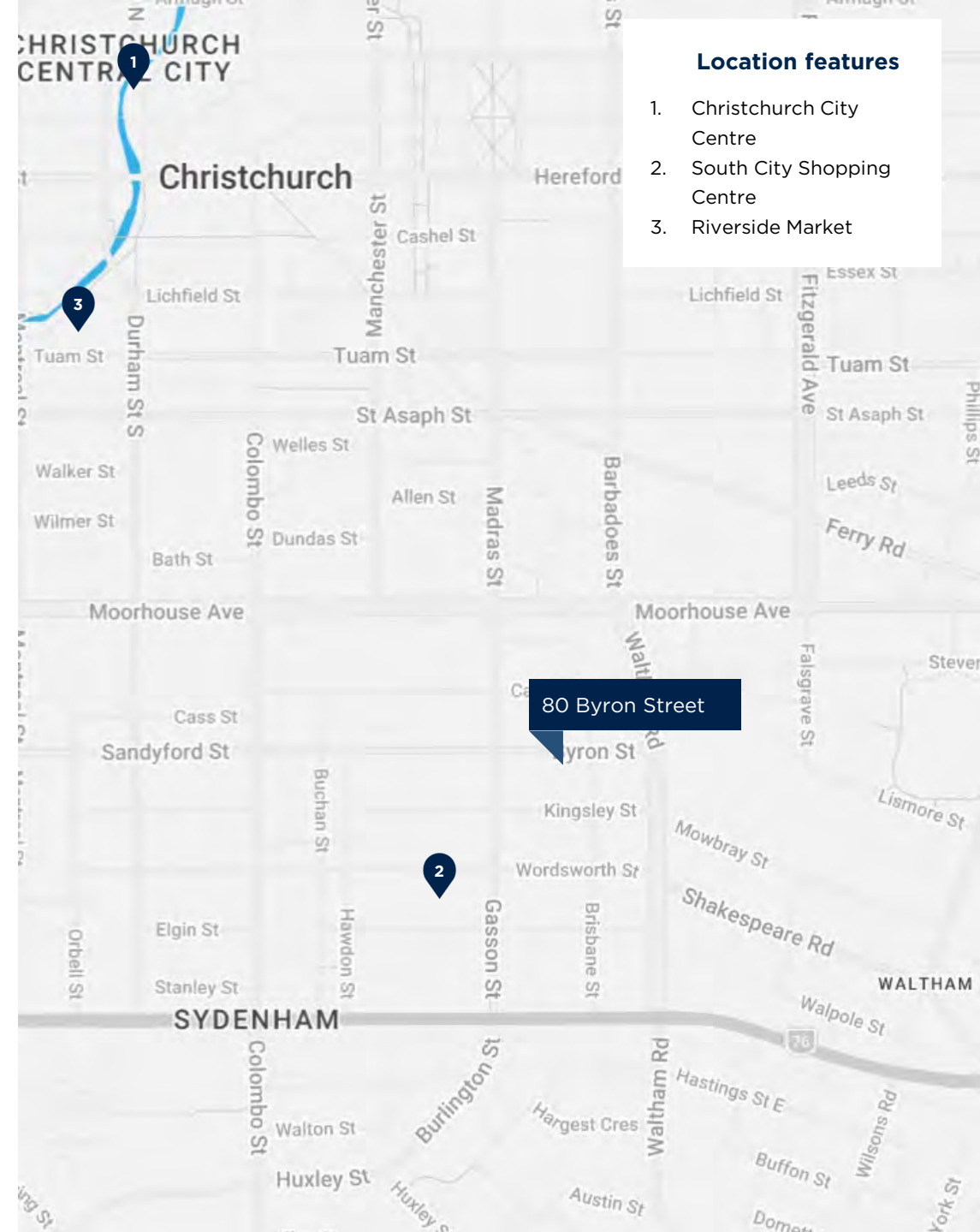
Transport

Excellent road exposure and connectivity via Brougham Street (State Highway 76), providing efficient north-south access across the city and to key freight routes.



Catchment

Centrally positioned within the established Sydenham industrial and commercial catchment, servicing nearby hubs including Addington, Waltham, and the wider inner-south market.



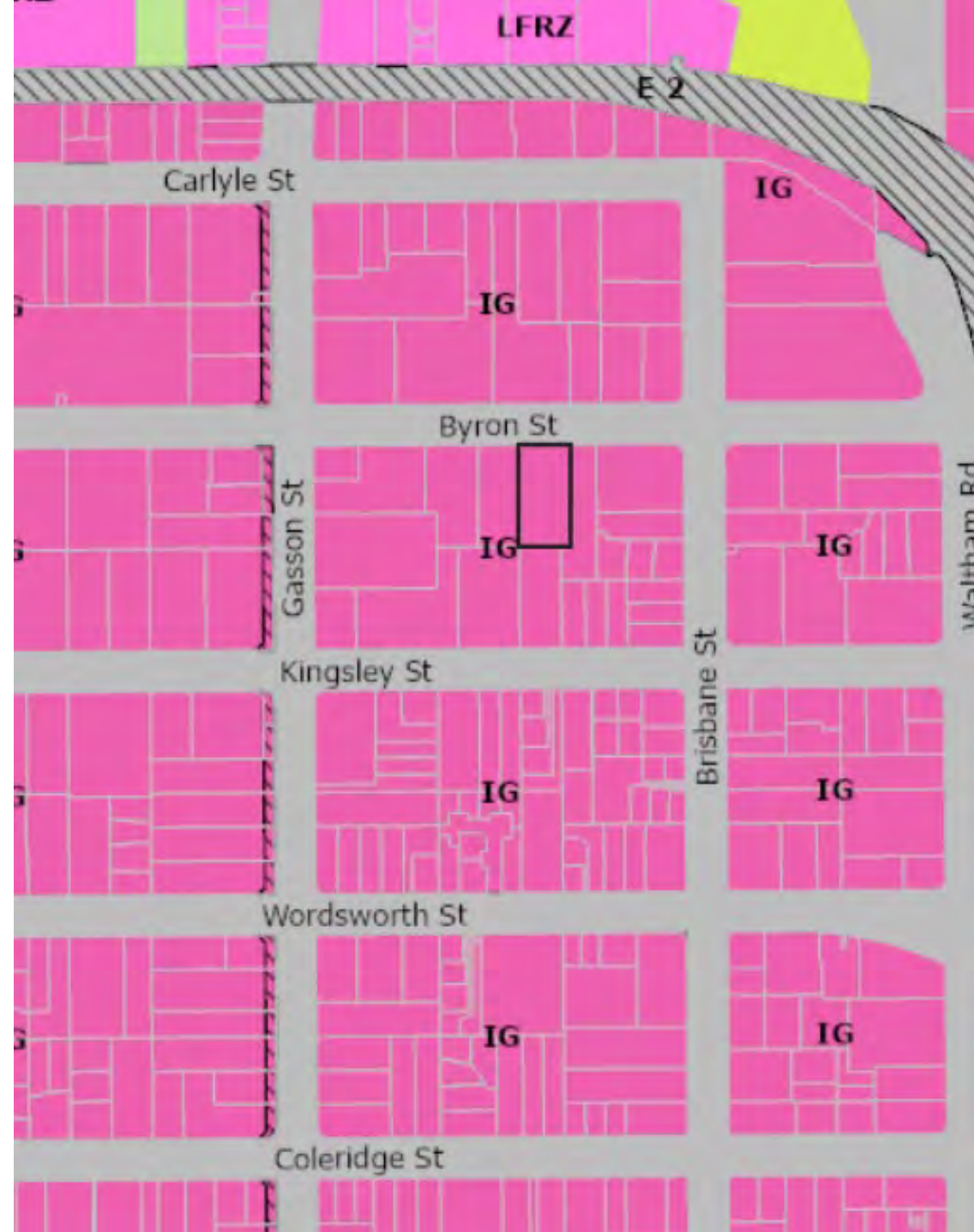
Location features

1. Christchurch City Centre
2. South City Shopping Centre
3. Riverside Market

Legal description and zoning

Record of title	570938
Legal description	Lot 1 Deposited Plan 449853
Tenure	Freehold
Rating valuation	Land value \$840,000 Improvements \$780,000 Capital value \$1,620,000
Local authority	Christchurch City Council
Zoning	Industrial General Zone

The Industrial General Zone provides for a broad range of industrial activities including manufacturing, warehousing, storage, logistics, and associated services. The zone enables industrial operations that may generate higher levels of noise, traffic, and site activity, subject to compliance with performance standards, while protecting the ongoing functionality of industrial areas.





The sale process

80 Byron Street, Sydenham, is being offered for sale by way of Asking Price \$1,550,000 + GST (if any).

To assist purchasers with their assessment of the offering an online due diligence data room is available: **propertyfiles.co.nz/5529846**

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/5529846**



Appendices

- Record of title
- Property files
- Land information memorandum



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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