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INFORMATION MEMORANDUM

# 9 ASHFORD AVENUE

ASHBURTON

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EXIT



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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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## Industrial cash cow

Bayleys is pleased to offer 9 Ashford Avenue, Ashburton for sale by way of Deadline Private Treaty (unless sold prior) at 4pm on Thursday 21st May 2026 at Bayleys Canterbury, 3 Deans Avenue, Addington, Christchurch.

9 Ashford Avenue represents a premium, purpose-built industrial facility located within Ashburton's established and highly functional industrial precinct — a critical service and distribution hub for the wider Mid-Canterbury region.

Developed to a modern, high-quality specification, the property has been occupied since 2021 by a prominent agricultural tenant, reflecting both the calibre of the asset and its suitability for contemporary industrial operations. The improvements are well configured to support efficient warehousing, logistics, and operational requirements, aligning with the evolving needs of national occupiers seeking scale, functionality, and reliability within regional centres.

The investment is underpinned by a substantial long-term lease commitment incorporating structured annual rental growth and future rights of renewal. This provides a secure and predictable income stream, complemented by built-in growth, offering investors both stability and a clearly defined forward income trajectory. In the current market environment — where quality, tenanted industrial assets remain tightly held — such characteristics are increasingly sought after.

Strategically positioned within Ashburton, the property benefits from direct access to State Highway 1, forming part of the South Island's primary transport corridor. This enables efficient connectivity north to Christchurch and south to Timaru, supporting the movement of goods and services across the region. The location is central to one of New Zealand's most productive agricultural and food-processing districts, where logistics, storage, and distribution infrastructure play a vital role in supporting primary industry and export-driven activity.

Ashburton continues to demonstrate its importance as a regional service centre, underpinned by a diverse and resilient economic base. The surrounding industrial precinct is well established, with a strong concentration of trade, logistics, and service-based occupiers, reinforcing tenant demand and underpinning long-term occupancy fundamentals.

Overall, 9 Ashford Avenue offers investors the opportunity to secure a modern industrial asset combining strong tenant covenant, long-term income security, and a strategic location within a proven regional economy. The property represents a compelling addition to any portfolio, delivering both immediate returns and confidence in its long-term relevance.






# Executive Summary

 **Property Address**  
9 Ashford Avenue, Ashburton

 **Floor Area**  
5,431.8sqm (more or less)


 **Land Area**  
11,160sqm (more or less)

 **Zoning**  
Business E under the  
Ashburton District Plan

 **Legal Description**  
Lot 17 Deposited Plan 427688

 **Record of Title**  
509462

 **Tenure**  
Freehold

 **Sale Method**  
Offered for sale by way of Deadline Private Treaty (unless sold prior) at  
4pm on Thursday 21st May 2026 at Bayleys Canterbury, 3 Deans Avenue,  
Addington, Christchurch

# About New Zealand Dairy Collaborative

New Zealand Dairy Collaborative Limited is a newly built facility for manufacturing Oral Nutritive Supplementary Food (ONSF) products in powder form. As an MPI and GACC registered factory dedicated to manufacturing OEM and ODM products for all demographics including infants, toddlers, sportsmen, pregnant women, and the elderly; the NZDCL operates from a modern, built-for-purpose manufacturing facility with state-of-the-art equipment.

Utilising the latest blending and packaging systems to ensure high-quality and compliant product manufacturing, the factory is certified to manufacture cow, goat, and sheep milk-powder-based products in different packaging.

## 9 ASHFORD AVENUE, ASHBURTON

<b>Tenant</b>	New Zealand Dairy Collaborative Limited
<b>Net floor area</b>	5,431.8sqm (approx.)
<b>Total rental income</b>	\$723,132.11 per annum net
<b>Commencement date of lease</b>	1 December 2021
<b>Term</b>	Fifteen (15) years
<b>Expiry date</b>	30 November 2036
<b>Rights of renewal</b>	Two (2) rights of five (5) years each
<b>Rent review date</b>	1 December 2026
<b>Rent review mechanism</b>	Fixed annually to 2.5%; To market on 1 December 2036 and 1 December 2041 (no less than 90% or more than 110% of the annual rental payable immediately prior to the market rent review date)
<b>Bank bond</b>	24 months gross rent and leasing fees
<b>WALT / Term to expiry</b>	10.76





## Building area breakdown

### 9 ASHFORD AVENUE, ASHBURTON

	Gross lettable area	Rental
Ground Lobby / Seminar / Amenities	278.50sqm	\$49,949.00
First Floor Office & Amenities	406.40sqm	\$72,896.00
First Floor Server Room	14.20sqm	\$1,747.00
First Floor Future Offices	186.30sqm	\$15,278.00
Viewing Corridor	186.60sqm	\$18,173.00
Warehouse Office & Amenities	146.10sqm	\$21,717.00
Food Grade Area	943.00sqm	\$154,650.00
Plant & Safety Rooms	143.600sqm	\$12,514.00
Warehouse	3,097.20sqm	\$344,685.00
Workshop	29.80sqm	\$2,294.00
Mezzanine Storage	225.50sqm	\$8,091.00
Canopy	173.30sqm	\$8,880.00
Carparks	23 parks	\$12,259.00
<b>Total</b>	<b>5,431.80sqm</b>	<b>\$723,132.00</b>

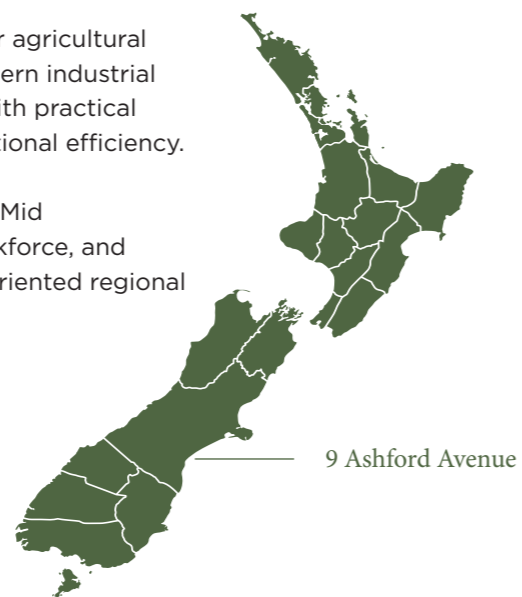
# Location overview

9 Ashford Avenue is strategically located in Ashburton, the central hub of Mid Canterbury — one of the South Island's most productive agricultural and food production regions. Nestled between Christchurch to the north and Timaru to the south, Ashburton sits at the core of a district renowned for arable farming, dairy production, and food processing, providing a critical service and logistics base for the surrounding rural catchment.

Positioned on the South Island's principal north-south freight corridor, the property enjoys direct access to State Highway 1 and the Main South rail line, enabling efficient transport and distribution across Canterbury, Otago, and national markets. Ashburton's central location ensures seamless integration into regional supply chains, supporting time-sensitive operations for food, storage, and logistics businesses.

The town functions as a vital service and distribution hub for Mid Canterbury, with major agricultural operators, processors, transport firms, and suppliers driving consistent demand for modern industrial accommodation. Industrial precincts are tightly held, featuring purpose-built facilities with practical layouts and reliable heavy vehicle access, offering long-term rental resilience and operational efficiency.

With ongoing investment in irrigation, agricultural technology, and processing capacity, Mid Canterbury's high-performing farmland underpins economic stability, a skilled local workforce, and strong occupier demand. 9 Ashford Avenue provides exposure to this resilient, export-oriented regional



9 Ashford Avenue



# Legal Description and Zoning

## 9 ASHFORD AVENUE

<b>Site Area</b>	11,160sqm (more or less)
<b>Land Tenure</b>	Freehold
<b>Record of Title</b>	509462
<b>Legal Description</b>	Lot 17 Deposited Plan 427688
<b>Zoning</b>	Business E

This zone provides for medium to heavy industrial activities that may create adverse environmental effects such as high levels of noise, dust and heavy truck movements; in addition, to other activities including ancillary offices, storage and warehousing activities. Industrial activities often prefer to locate away from urban areas where reverse sensitivity may curtail opportunities for expansion and people may be affected by excessive noise and trucks accessing sites. It is nevertheless desirable for industrial activities to be located adjacent to principal road networks or railway lines that allow ease of transportation of goods without utilising local roads.

The Business E Zone is characterised by large utilitarian buildings built up to internal boundaries with a minimum setback from roads. Buildings will often be enclosed by security fencing with signs displayed in conjunction with a business. Land surrounding buildings may be used for car-parking and outdoor storage and may or may not be sealed. Industrial areas are not therefore areas of high visual amenity with on-site development related only to the operational needs of the business.

This zone includes land within the Ashburton Business Estate, whose development is required to conform to an Outline Development Plan to ensure mitigation of potential noise and visual effects at the boundary of the adjoining residential zone and traffic safety and efficiency on the adjoining road network. This Outline Development Plan requires a 75m buffer to be put in place with mounding and planting along the Residential D Zone interface. In addition, activities are intended to be graduated across the site with office, lighter service and industrial activities located on that half of the site closest to the Residential D Zone and the heavier, manufacturing activities closer to the eastern boundary, adjoining the meat processing facility. Remaining Business E zoned land is located on the outskirts of Tinwald and includes the existing saleyard facilities.

# The Sales Process

Bayleys Real Estate is pleased to offer 9 Ashford Avenue, Ashburton for sale by way of Deadline Private Treaty (unless sold prior) on Thursday 21st May 2026 at Bayleys Canterbury, 3 Deans Avenue, Addington, Christchurch.

## Due Diligence

This Information Memorandum provides preliminary information in summary form to assist parties with their initial assessment of the property and for them to assess whether or not to move into more substantive due diligence investigations; including (but not limited to) considering the Information in the data room and obtaining any independent advice. A library of due diligence material is available upon request.

## Inspections

Inspections are strictly by appointment only. Please contact one of our sole agents to register your interest and for further details. Instructions for inspections, including health and safety protocols will be advised prior to any inspection.



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