



Information Memorandum

Philipstown, Canterbury
Unit 7 Elmdale Lane

Prepared by Bayleys Real Estate
March 2026



ALTOGETHER BETTER

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

Stadium

Christchurch CBD

Unit 7 Elmdale Street



The opportunity

Whalan and Partners Limited, Bayleys, is pleased to present Unit 7 Elmdale Lane, Phillipstown, Christchurch, for sale by way of Asking Price of \$295,000.00 + GST (if any)

This represents an excellent opportunity to secure a small industrial unit in the highly sought-after suburb of Philipstown, being located in close proximity to the Christchurch CBD and known for its light industrial activity.

The property has been occupied by an electrical company for a significant number of years. During this time, various alterations have been undertaken to accommodate the specific operational requirements of the businesses. The property now offers an incoming owner the opportunity to either restore the original office-to-warehouse ratio or to modernise and further enhance the existing improvements.

Whether you are entering the commercial property market, seeking a value-add opportunity, or looking to expand an existing portfolio, this unit warrants serious consideration.

For further information or to arrange an inspection, please do not hesitate to contact a member of the project team.

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IN ASSOCIATION WITH
 Knight
Frank

Executive summary

The property



Property address

7 Elmdale Lane, Phillipstown, Christchurch,
8011



Legal description & record of title

CB25F/1192
Uni C and Accessory Unit C1 Deposited Plan
46906



Floor area

114sqm approx.



Car parking

2 carpark



Zoning

Industrial General



Occupancy

Vacant possession



Seismic rating

67% as at October 2022

The sale process



Method of sale

Asking Price of \$295,000.00 + GST (if any)

Key highlights

- Unit titled building
- Onsite car parking
- Close to Christchurch CBD
- Upside here for enthusiastic purchaser



The property

The property comprises one single level industrial unit.

A unit within a complex of six. Originally, the unit is understood to have been constructed as office/warehouse spaces; however, due to the nature of the current owner's business, additional office areas and internal partitions have since been installed. The unit was constructed in the early 1980s and underwent engineering works in 2022 to achieve a 67% New Building Standard (NBS) rating. The property would be well suited to an owner-occupier or an enterprising purchaser seeking an asset with value-add potential.

Property attributes

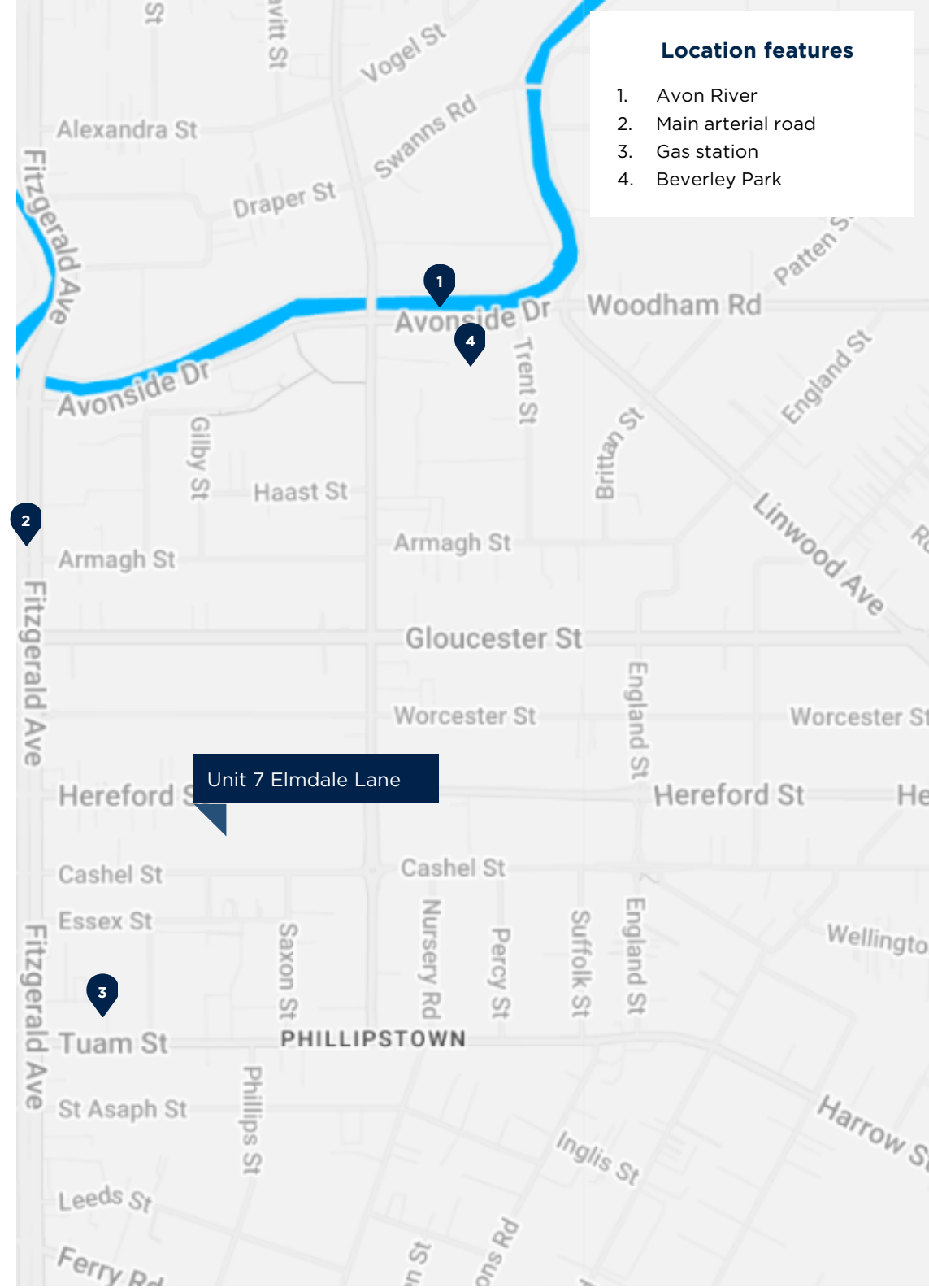
Floor area	114sqm (approx.)
Age	Constructed early 1980's

The location

The property is located in the heart of Industrial Philipstown.

The property is situated in the heart of the industrial suburb of Philipstown, which is conveniently located adjacent to Christchurch's CBD. Key arterial routes, including Fitzgerald Avenue and Moorhouse Avenue, both are only minutes away, providing excellent connectivity. Access to central Christchurch via St Asaph Street, Tuam Street, and Cashel Street is also close at hand.

For purchasers who prioritise proximity to the central city, this property's strategic location should be a key consideration.



Legal description and zoning

Record of title	CB25F/1192
Legal description	Unit C and Accessory Unit C1 Deposited Plan 46906
Tenure	Stratum in Freehold
Local authority	Christchurch City Council
Zoning	Industrial General

The Industrial General Zone recognises and provides industrial and other compatible activities that can operate in close proximity to more sensitive zones, due to the nature and limited effects of activities (such as noise, odour and traffic), and providing a buffer between residential areas and the Industrial Heavy Zone.



Zone	
IG	Industrial General Zone
OCP	Open Space Community Parks Zone
OWM	Open Space Water and Margins Zone
RGA	Residential Visitor Accommodation Zone
SPS	Specific Purpose (School) Zone
Transport Zone	Transport Zone
CCZ	City centre zone
CCMUZ	Central City Mixed Use Zone
HRZ	High Density Residential Zone
LCZ	Local Centre Zone
MRZ	Medium Density Residential Zone
NCZ	Neighbourhood Centre Zone



The sale process

Unit 7 Elmdale Lane, Philipstown, is being offered for sale by way of Asking Price of \$295,000.00 + GST (if any)

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5525874

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/5525874



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 Knight
Frank



Information memorandum

Appendices



Appendices

- Certificate of Title
- Land Information Memorandum
- Engineering Documentation
- Body Corporate information

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