

709

Great South Road
Design and Build

WPC Group

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Artist impression

UPC Group

UPC is a private investment company established in 1983 that primarily focuses on long term property investment opportunities principally in Auckland and Hamilton, but also throughout New Zealand. Check out our website at www.upcgroup.co.nz.

UPC is supported by a strong balance sheet enabling it to deliver a first-class product in prime locations.

UPC has completed design and build projects across Auckland and Hamilton.

UPC and its subsidiaries lease retail and industrial premises to many large national and international tenants including Mitre10 Mega and James Hardie.

Current UPC projects include the development of a new retail precinct next to UPC's Mitre10 Mega, multiple projects to design and build new facilities across Penrose and a 100ha industrial park subdivision in the Waikato.

UPC works closely with several construction companies with proven track records. UPC completed a design and build project in Penrose for RLB in 2019 as a purpose-built long-term facility to future-proof a growing business for the next 30 years.



RLB, completed 2019

The Development

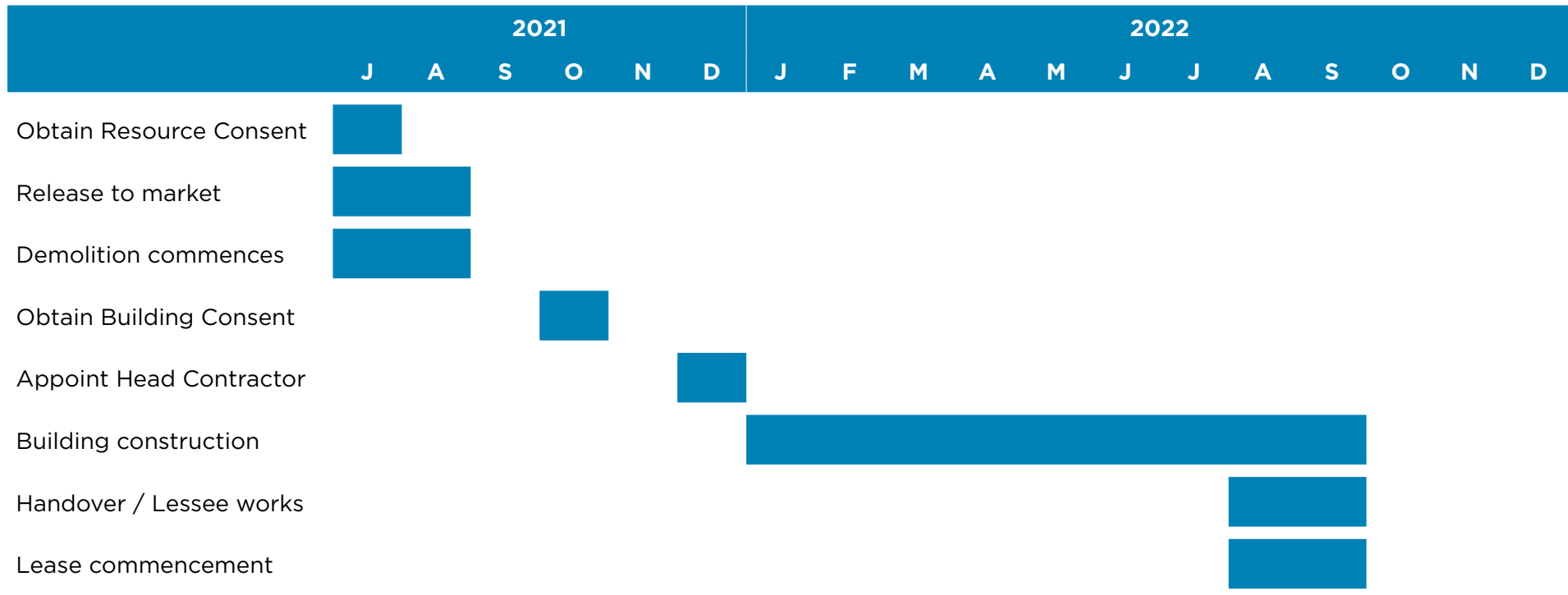
	Area (m ²)
Resource consent granted for:	
Warehouse	1,224m ²
Showroom	112m ²
Office	112m ²
Canopy	216m ²
Yard	404m ²
Carparks	7 spaces
Total site area	2,694m ²

	Distance (approx)
Approximate driving distances:	
State Highway 1	1km
Southwestern motorway	5km
Penrose Train Station	1.5km
Auckland CBD	10km
Auckland Airport	13km
Sylvia Park	2km
Hamlin Park	600m

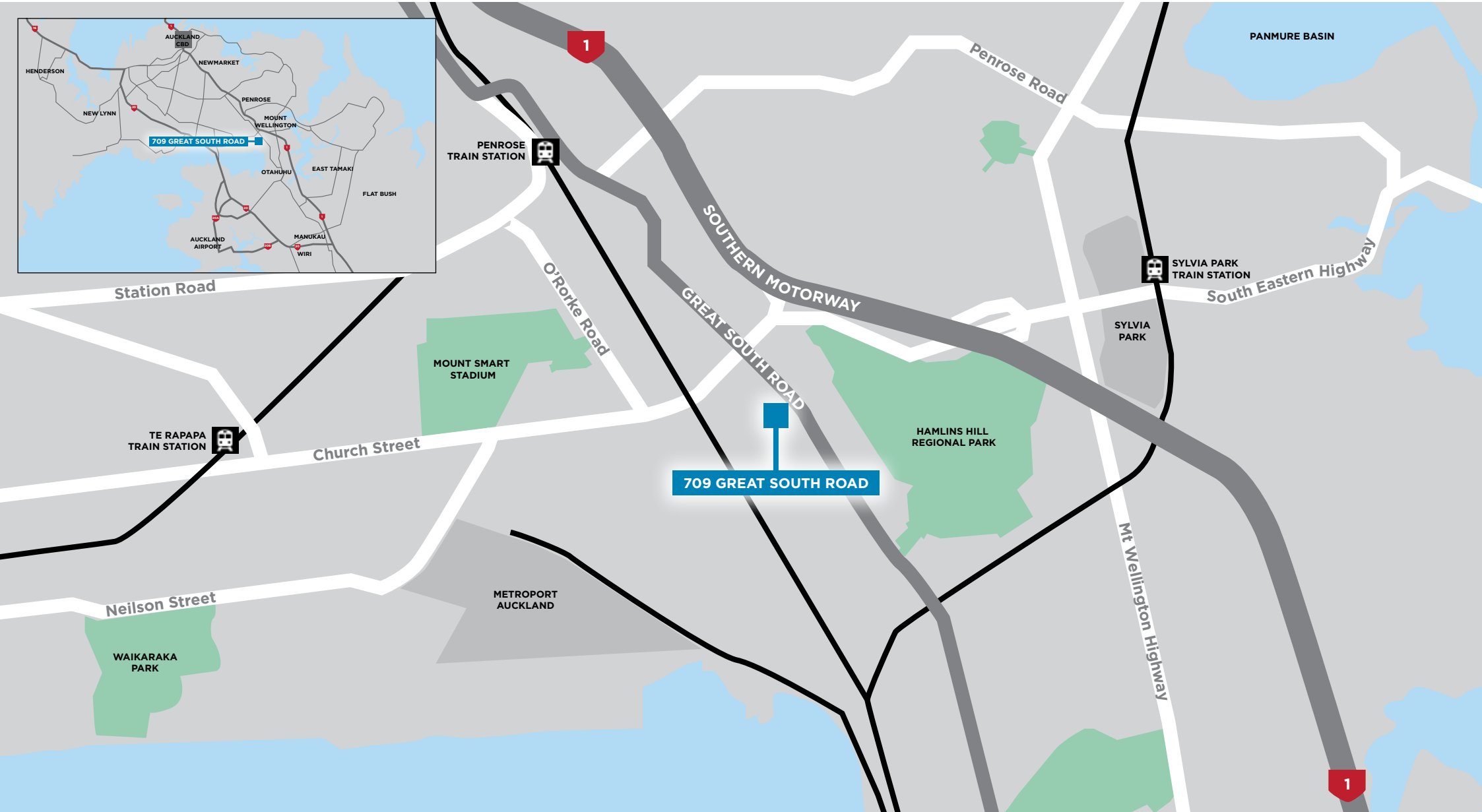
Warehouse	Stud height of 9m to the knee. Zoning permits up to 20m.
Zoning	Heavy industrial.
Signage	High profile with exposure on Great South Road.
Transport	Strategically located with access to main arterial routes.
Amenities	An abundance of local amenity at Sylvia Park. Gym and parks nearby.

Development Timeline

Below is an indicative development timeline for the proposed development.



Location Plan



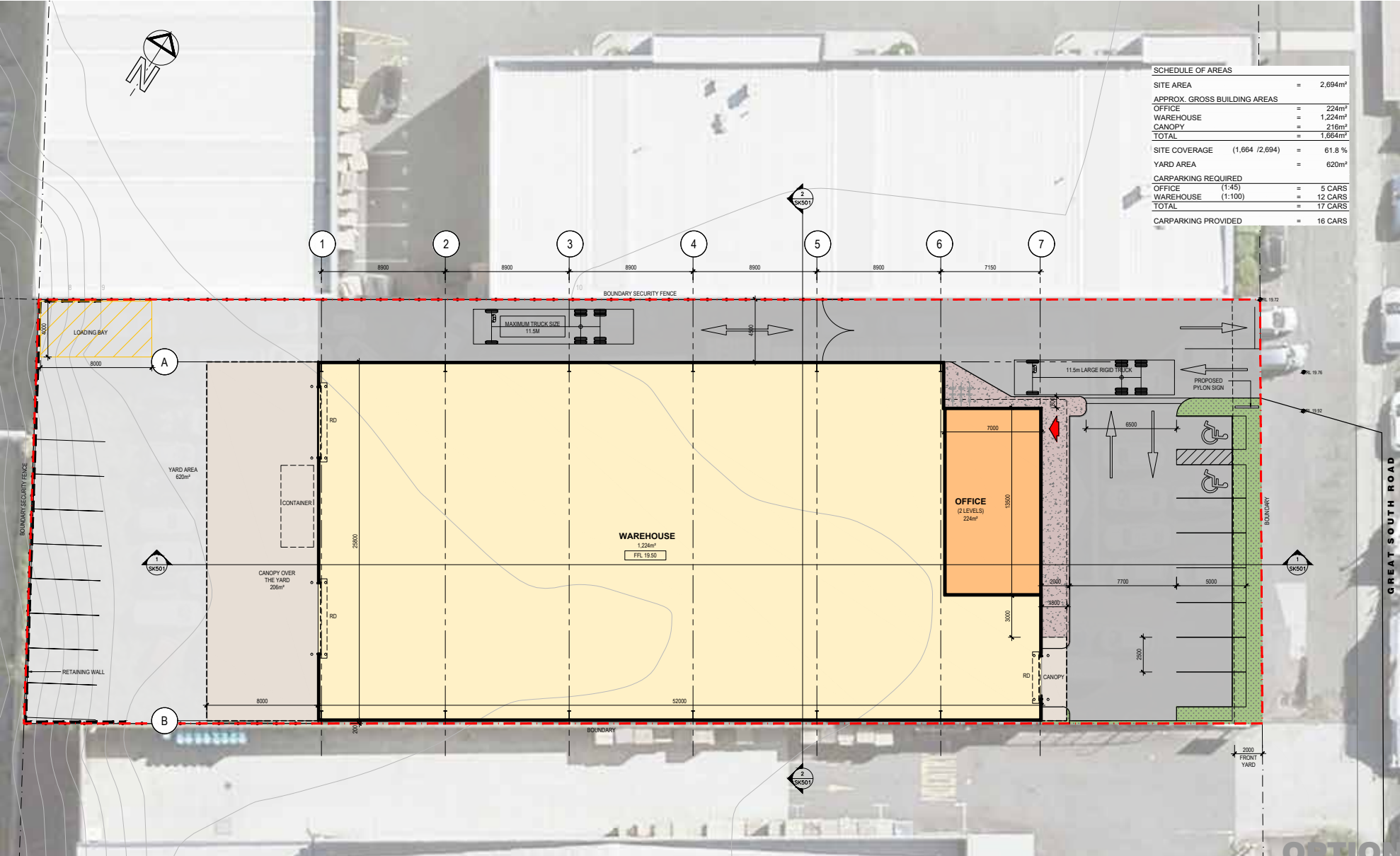
Artist Impression



Artist Impression



Site Plan



SCHEDULE OF AREAS	
SITE AREA	= 2,694m ²
APPROX. GROSS BUILDING AREAS	
OFFICE	= 224m ²
WAREHOUSE	= 1,224m ²
CANOPY	= 216m ²
TOTAL	= 1,664m ²
SITE COVERAGE (1,664 / 2,694)	= 61.8 %
YARD AREA	= 620m ²
CARPARKING REQUIRED	
OFFICE (1:45)	= 5 CARS
WAREHOUSE (1:100)	= 12 CARS
TOTAL	= 17 CARS
CARPARKING PROVIDED	= 16 CARS

GREAT SOUTH ROAD

Elevations

Plan



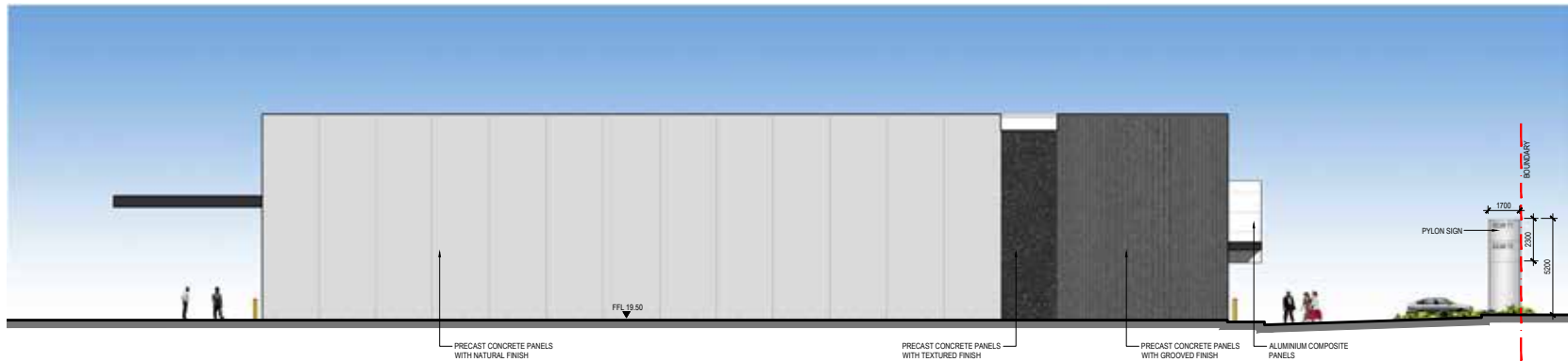
EAST ELEVATION Scale 1:250 @ A3



WEST ELEVATION Scale 1:250 @ A3

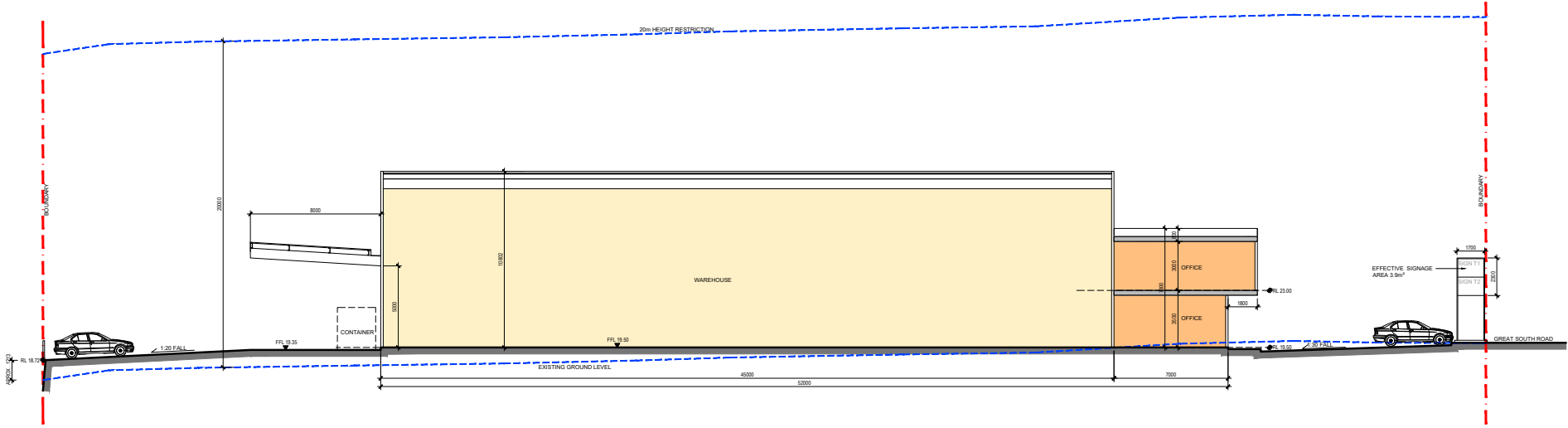


NORTH ELEVATION Scale 1:250 @ A3

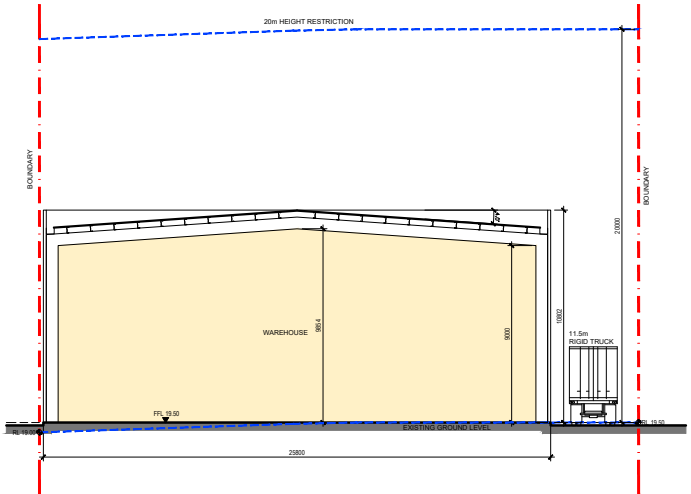


SOUTH ELEVATION Scale 1:250 @ A3

Sections Plan



PROPOSED SECTION-1 Scale 1:250 @ A3



PROPOSED SECTION-2 Scale 1:250 @ A3

Commercial Terms

Below is an outline of proposed commercial terms, to be documented in an Agreement to Lease.

Lessor	Penrose Leasehold Limited (or nominee).
Guarantees	Bank Guarantee equal to 12 months' gross rent issued by a New Zealand bank.
Term	Fifteen (15) years.
Rent	\$335,000, subject to further specification and due diligence in relation to the Lessee's requirements.
Outgoings	100% payable by the Lessee.
Plant and equipment	Lessee to provide and own any business-specific plant and equipment.
CPI rent reviews	Annual CPI + 2%.
Market rent reviews	Every five (5) years from the Commencement Date and upon renewal. The rental on each market review shall be assessed to be the higher of a) market rent and b) current market rental increased by CPI+2%.

Commercial Terms

Legal costs

Each party shall be responsible for their own legal costs for the drafting, preparation and completion of the Agreement to Lease and the Deed of Lease.

Lessor works

Draft outline specification to be confirmed.

Deposit

Two (2) months' gross rental plus GST, payable upon signing of Agreement to Lease.

Conditions

To include entry into of formal documentation. This is a non-binding document provided for discussion purposes.

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