

A development by **WPC Group**



SPENCE PRECINCT



DESIGN & BUILD INDUSTRIAL LEASING SOLUTIONS AT SPENCE PRECINCT NORTHGATE BUSINESS PARK

The crossroads of the golden triangle where
Auckland, Tauranga and the Waikato intersect at the
strategic hub of New Zealand business growth.

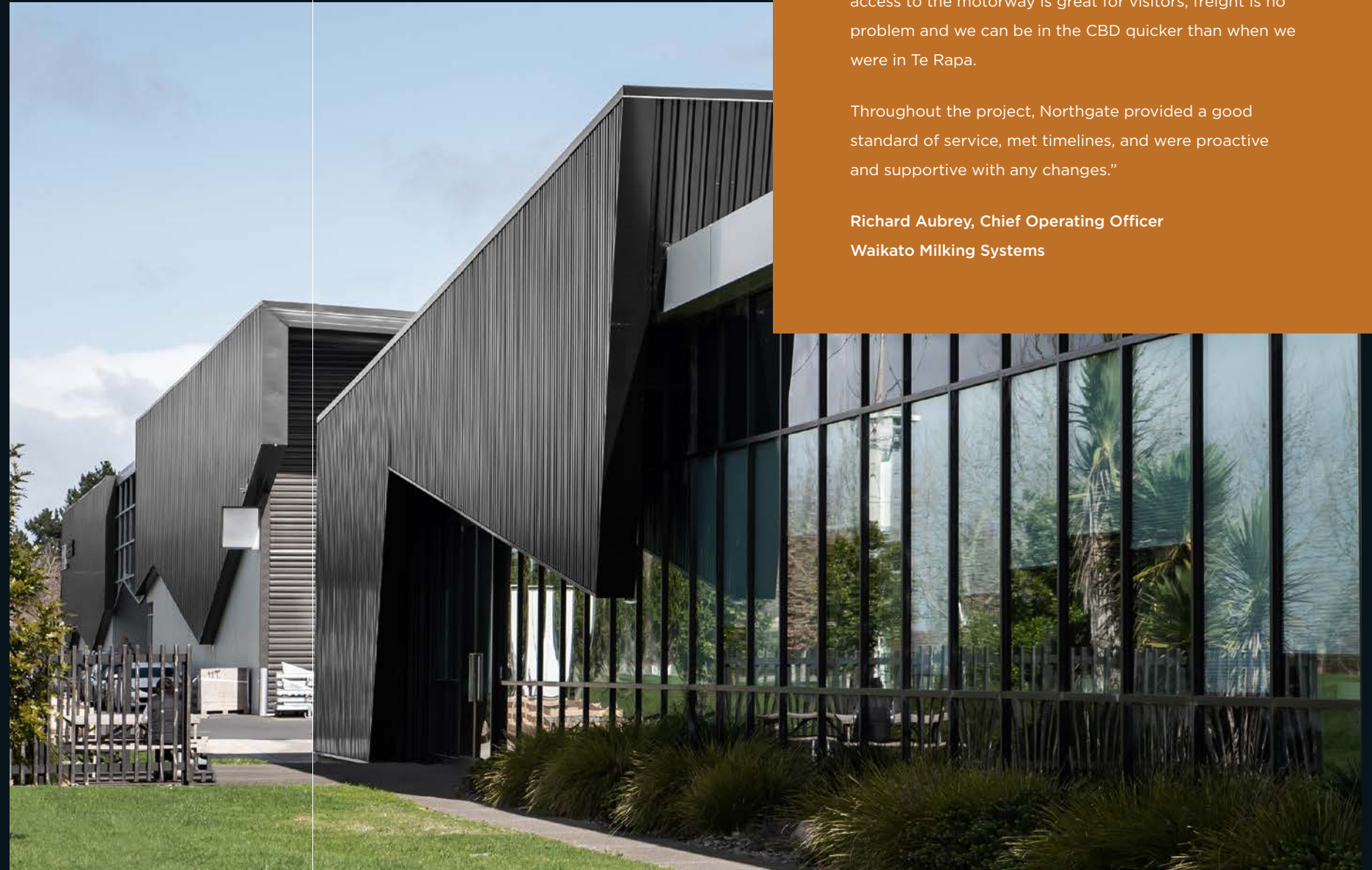
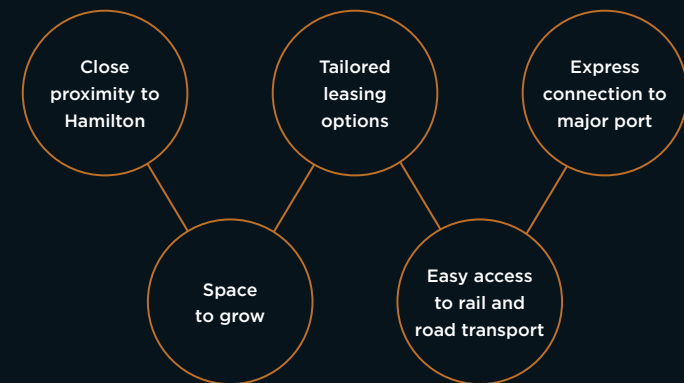


FROM HERE,
TO EVERYWHERE

DESIGN & BUILD YOUR FUTURE

On offer is a long-term lease solution for your brand new, purpose-built facility via a complete design-build-lease package on land owned by UPC Group at Northgate. This presents an exciting opportunity for companies seeking to create a strategic facility for the future of their business without tying up capital in land and buildings.

UPC has already provided a design, build and lease solution at Northgate for Waikato Milking Systems which has relocated to its completed 9,000m² facility. The state-of-the-art facility was designed to future-proof their business and built in two stages by Hamilton-based Downey Construction.



“Our staff were excited to move into a purpose-built facility and we quickly adapted to having four business units on the one site for the first time; it changed the way we operate and we’ve become more efficient. The easy access to the motorway is great for visitors, freight is no problem and we can be in the CBD quicker than when we were in Te Rapa.

Throughout the project, Northgate provided a good standard of service, met timelines, and were proactive and supportive with any changes.”

Richard Aubrey, Chief Operating Officer
Waikato Milking Systems



LOTS 17 & 18

Warehouse
17,880sqm
Office (2 Levels)
750sqm

LOT 20a

Warehouse
3,120sqm
Office (2 Levels)
400sqm

LOT 21

Warehouse
10,790sqm
Office (2 Levels)
1,000sqm

LOT 20b

Warehouse
3,240m²
Showroom +
Office (2 Levels)
830sqm

Spence Way

FROM HERE, YOU CAN REACH ANYWHERE



Ports of Auckland
Waikato
Freight Hub

Ports of
Auckland



LOT 1
1.6ha

Proposed Ports
of Auckland
Rail Siding

Central
Railway
Line

Expressway

Northern
Interchange

Hamilton
Bypass

State Highway 1
On & Off ramps

Te Awa Lakes

LOTS 17 & 18
2.9ha

Spence Way

LOT 20a
0.7ha

LOT 21
1.8ha

LOT 20b
0.7ha



Location is key. Northgate is attractive to logistics operators and other businesses that need to be near transport infrastructure and road networks such as rail, port hubs and motorways.

Northern Interchange to Hamilton Bypass	2km	Auckland CBD	110km
State Highway 1	1km	Tauranga	110km
Central Hamilton	9km	Te Awa Lakes	1km
		Te Rapa	7km

SCALE & SCOPE FOR GRAND PLANS

UPC works closely with several construction companies with proven track records and can tailor a complete design, build and lease package to meet your specific needs.

UPC has completed a number of design, build and lease packages, including in 2019 a purpose-built long-term facility for RLB to future-proof a growing business for the next 30 years.

Current projects include, among others, the development of a Mitre10 Mega + surrounding retail in Mt Wellington and the construction of a new warehouse facility on Great South Road, Penrose.



Artist's Impression

TYPICAL PROJECT TIMELINE

- Month **1** **Concept Designs and Specifications**
- Month **2** **Agreement to Lease**
- Month **3** **Submit Resource Consent Application**
- Month **5** **Obtain Resource Consent and Engage Contractors**
- Month **6** **Prepare Detailed Design and Submit Building Consent Application**
- Month **8** **Obtain Building Consent and Appoint Contractor**
- Month **8** **Commence Construction**
- Month **18** **Practical Completion**

A HUB BUILT FOR BUSINESS



SPENCE PRECINCT SITE PLANS



Lots 17 & 18

Warehouse	17,880sqm
Yard	4,330sqm
Office	750sqm
Canopy	1,440sqm
Carparks	88
Total site	29,000sqm

Lot 20a

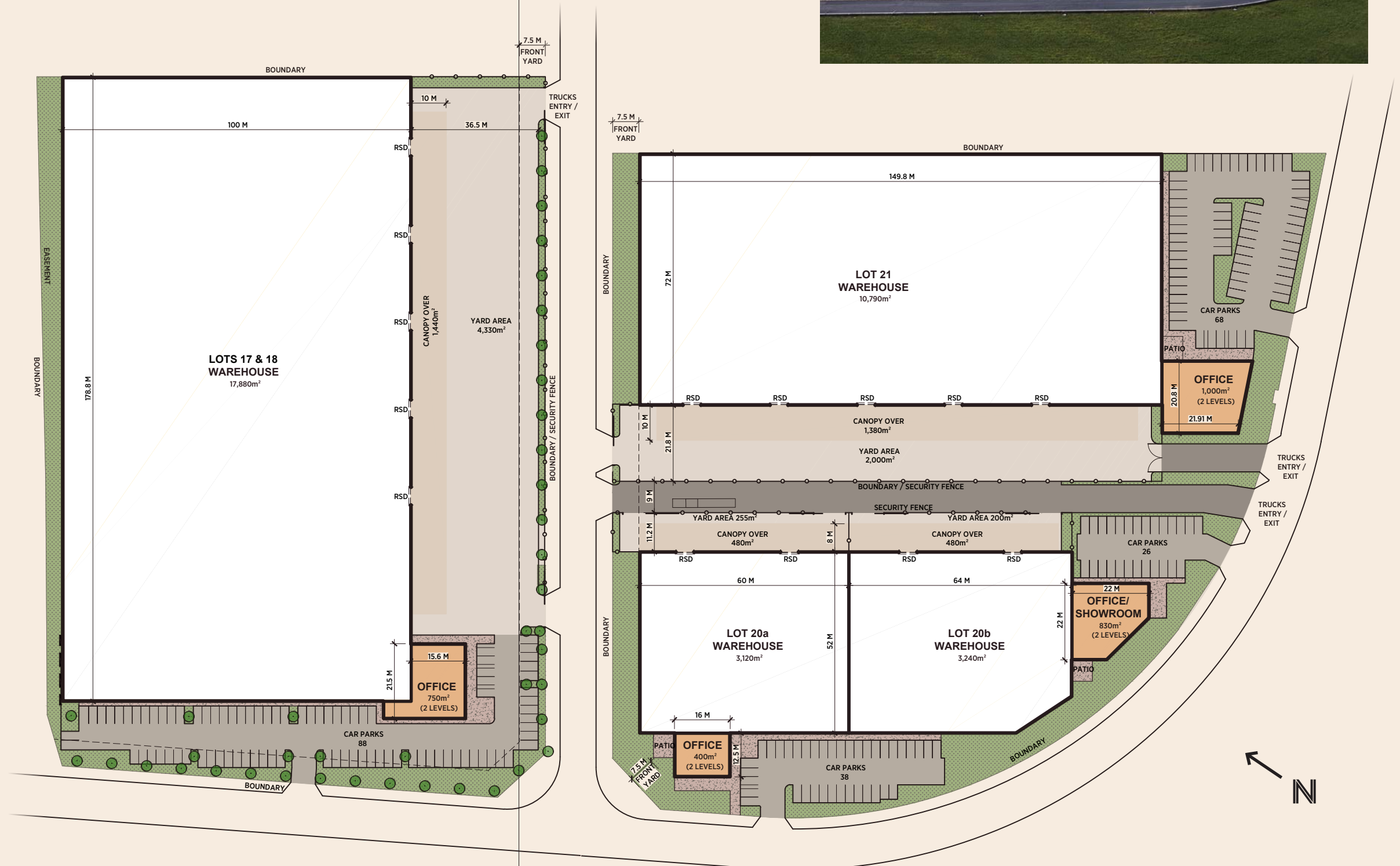
Warehouse	3,120sqm
Yard	255sqm
Office	400sqm
Canopy	480sqm
Carparks	38
Total site	7,100sqm

Lot 20b

Warehouse	3,240sqm
Yard	200sqm
Office	830sqm
Canopy	480sqm
Carparks	26
Total site	7,100sqm

Lot 21

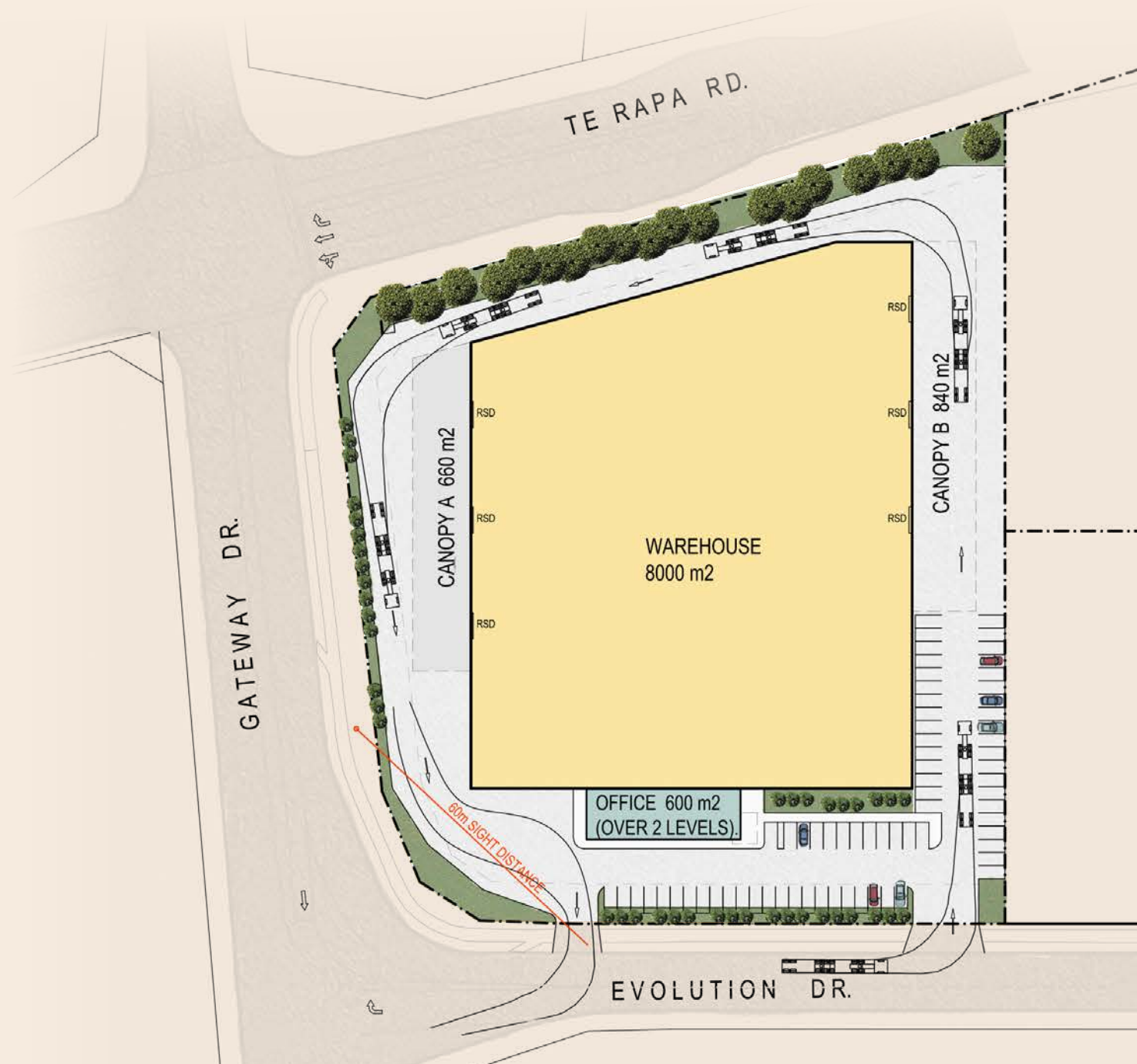
Warehouse	10,790sqm
Yard	2,000sqm
Office	1,000sqm
Canopy	1,380sqm
Carparks	68
Total site	18,330sqm



GATEWAY TO NORTHGATE

Lot 1 is the Gateway into Northgate Business Park and provides a high-profile statement location.

With building and signage exposure on 3 sides, this is a site which benefits from a traffic light controlled intersection and the link into Ports of Auckland's Waikato Freight Hub via the new Northgate overpass bridge into the rest of the business park.



A MODERN LOGISTICS HUB AT THE HEART OF THE GOLDEN TRIANGLE



Artist's Impression

YOUR NEW FLAGSHIP ADDRESS

ZONING

Northgate Business Park is zoned industrial and is within the territory of the Waikato District Council. WDC are a progressive Council who are supportive of development and this is reflected in their relatively low development contributions.

ENVIRONMENTAL

Northgate Business Park sets a new benchmark in environmental standards, providing protection to the waterways that presently flow through the development areas. The existing streams and gullies are a feature of the development and will be vested in the Waikato District Council as stormwater reserves. All stormwater runoff will be directed into ponds where it will then be treated for quality before being attenuated out to the existing streams.

SETTING

Streams will have extensive planting along their banks, which has been approved in consultation with both the local iwi and Environment Waikato. The chosen plant species support bird life and provide shelter for the aquatic species that hide under the banks of the streams.

RECREATION

Intermittent pedestrian access to the pond areas will enable employees in the Northgate Business Park to enjoy the peaceful setting in a recreational environment that is removed from the office yet easily accessible for a lunchtime walk or run.

AMENITIES

Northgate is in discussions to open a new hospitality offering in the Business Park. A childcare operator is also established and other amenities such as gyms are expected to follow.



IN THE HEART OF NORTHGATE BUSINESS PARK

Northgate Business Park is a 100ha industrial estate which is developing into a thriving and active business community. Key operators are already established and operating in Stages 1 and 2 while construction plans are underway for Stage 3. As new businesses arrive and new services are introduced, it is set to develop into an enviable location.



Northpower





- Lot 1 UPC Group
- Lot 2 Radix Nutrition
- Lot 4 Waikato Valley Chocolates
- Lot 6 AON
- Lot 8 Evolution Road Services
- Lot 9 Waikato Regional Council
- Lot 10 Waikato Milking Systems
- Lot 11 Go Bananas Childcare
- Lot 12 Leisurebuilt
- Lot 14 TMC Trailers
- Lot 16 Northgate Self Storage
- Lot 17 Northpower
- Lot 18 Universal Precast
- Lot 21 Civtec
- Lot 23 Riverlea

SH1
NGARUWAHIA
← 6KM

HAMILTON
8KM →

NORTH ISLAND MAIN TRUNK RAILWAY

PROPOSED PORTS
OF AUCKLAND
RAIL SIDING

Ports of Auckland

- Lot 1 WEL Energy
- Lot 2-3 Kiwi Designer Homes
- Lot 4-6 Watts & Hughes
- Lot 5 Ultimate Energy Solutions
- Lot 7 Private
- Lot 8 Whites Power Sports
- Lot 10 Kitchenware
- Lot 11 Manufacturer
- Lot 13 Top Town Tyres
- Lot 15 Proposed Hospitality Offering
- Lot 16 ContainerCo
- Lot 17 UPC Group
- Lot 18 UPC Group
- Lot 20 UPC Group
- Lot 21 UPC Group
- Lot 22 Private
- Lots 23-24 High Profile Automotive Brand
- Lots 25-26 High Profile Automotive Brand

NORTHGATE NEIGHBOURS

GATEWAY DR

GREAT SOUTH RD

EVOLUTION DR

WAIKATO EXPRESSWAY

KOHIA DR

SPENCE WAY





THE HEART OF THE TRIANGLE

Hamilton and the Waikato region are a growing economic powerhouse. As key infrastructure projects continue to create faster, safer connections to key population centres and ports like Auckland and Tauranga, operating from a strategic Waikato location is simply smart business.

GROWING MARKETS

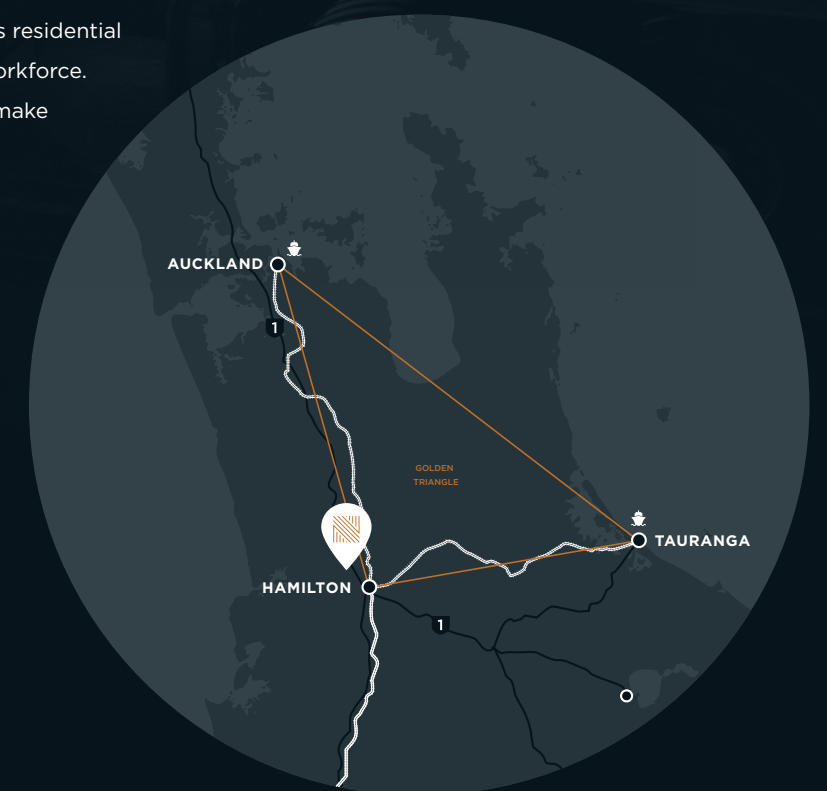
The population within one hour's drive of Northgate is growing year on year providing a good labour resource, which together with surrounding infrastructure makes Northgate Business Park an ideal location for the efficient operation of any business.

PORT CONNECTIONS

Exactly halfway between the Auckland CBD and Tauranga — 110km to either — Northgate gives you more options for sea freight. Auckland International Airport is only 100km away, and the Waikato Freight Hub connects to New Zealand's other key ports at Napier and Lyttleton.

EMPLOYEE CONVENIENCE

Northgate is an appealing location for employees. Only 8km from central Hamilton and over the other side of the motorway from the new Te Awa Lakes residential development, it's convenient for the local workforce. It's also an option for workers who want to make the most of the rural lifestyle and live between Auckland and Hamilton or Hamilton and Tauranga.



UPC GROUP – YOUR TRUSTED DEVELOPMENT PARTNER

Northgate's related development company, UPC, is a private investment group established in 1983 that primarily focuses on long term property investment opportunities principally in Auckland and Hamilton, but also throughout New Zealand.

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.

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Artist's Impression





SPENCE
PRECINCT

 Northgate

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