

FOR LEASE



46 Spring Street,
Tauranga

SPACE AVAILABLE FOR LEASE

(Effective March 2022)

| Premise | Area | Rent (per sqm) | Rent p.a. | Outgoings per sqm | Outgoings p.a. | Available Date |
|-------------------------|--------|-------------------|-----------|----------------------|-------------------|----------------------------|
| Level 2 – Tenancy C | 278.49 | \$260 | \$72,407 | 73.64 | \$20,508 | Now (Recently refurbed) |
| Ground – Retail/Office* | 54.17 | \$295 | \$15,980 | 73.64 | \$3,991 | Now |
| Ground – Retail 8* | 107.01 | \$400 | \$42,804 | 73.64 | \$7,880 | Now |

*The two ground floor tenancies can be combined to form 161.18m²

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| Amenities | <p>The property is centrally located in the heart of the Tauranga CBD with excellent access to local transport hubs, Tauranga waterfront, amenities and a stone's throw away from the central car park buildings.</p> <p>The building benefits from good natural light and a great tenant mix including retail, government and professionals.</p> |
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| General Building Info | <ul style="list-style-type: none">• Modernised office space.• A back-up generator supports the entire property.• Common area lift that services Levels 1 and 2.• Recently upgraded Level 2 amenities. |
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| Notes | <p>Incentives – the above Annual Rents allow for market incentives.</p> <p>Seismic Assessment – 70% NBS.</p> <p>Outgoings – above is the budgeted outgoings for the Y/E March 2022.</p> <p>Handover – Tenancy B on Level 2 and the ground floor retail premises will undergo a full base-build upgrade prior to handover with the ability for the incoming tenant to tailor the spatial design to meet their requirements. These works will include (but not necessarily be limited to) the following:</p> <ul style="list-style-type: none">• Demolition of existing hard fitout not required by incoming tenant• New carpet tiles• New energy efficient LED lighting• New ceiling tiles; and• Redecoration <p>Naming rights and/or high level signage available</p> |
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For all enquiries and access to inspect
any of the spaces, please contact:



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