

# 522 River Road, Fairfield, Hamilton

## Auction

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### A PROFESSIONAL LOOK FOR YOUR BUSINESS

#### SUMMARY

- 120sqm of quality modern office
- Layout consisting of 3 offices, generous reception and amenities
- Presentation befitting a professional occupier
- Air conditioned and data cabled
- Resource consented for office and specific retail use
- High profile with excellent branding opportunities on River Road

#### LOCATION

The property is located on River Road close to Fairfield Bridge. It is bordered by residential properties to the south and commercial properties to the north. With a wide frontage to the road, there is good visibility to passing traffic.

#### FLOOR AREA

120sqm (approximately)

#### CAR PARKS

3 on-site

#### LEGAL DESCRIPTION

Unit 3 and Accessory Unit 1 Deposited Plan 68431 as contained in Certificate of title SA69A/622

#### ZONE

General Residential Zone under the Hamilton City Council Operative District Plan

#### TENANCY SCHEDULE

Vacant Possession

#### METHOD OF SALE

**AUCTION** – 11am, Thursday 5<sup>th</sup> December 2019, NAI Harcourts Auction Room, Corner Victoria & London Streets, Hamilton (unless sold prior).

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