



Information Memorandum

Rolleston, Selwyn
854 Jones Road

Prepared by Whalan and Partners Limited, Bayleys
February 2026



IN ASSOCIATION WITH
**Knight
Frank**

ALTOGETHER BETTER

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



Boundary lines are indicative only

Executive summary

Whalan and Partners Limited, Bayleys, is pleased to offer 854 Jones Road, Rolleston for sale by way Price by Negotiation.

The property



Property address

854 Jones Road, Rolleston



Legal description & record of title

Lot 1 DP 620803
Record of Title 1252240



Floor area

1,295sqm (approximately)



Land area

2,548sqm (more or less)



Seismic rating

100% New Building Standard (NBS)



Zoning

Business 2, Selwyn District Council



Occupancy

Tenancy A - Vacant
Tenancy B - Wool Limited



Rental

Tenancy B - \$91,773.59 + GST + outgoings

The sale process



Method of sale

Price by Negotiation

Please do not hesitate to contact Sam regarding any aspect of the content included in this document or to arrange a viewing of the property.

Key highlights

- Well-designed, functional property
- 6m stud height
- Clear-span warehouse
- Excellent transport access
- Prime street presence

Sam Stone

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WHALAN AND PARTNERS LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008



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The property

Secure your position in one of Canterbury's fastest-growing commercial hubs.

Strategically located in rapidly expanding Rolleston, this modern facility offers scale, functionality, and strong accessibility — ideal for owner-occupiers, investors, or growing businesses seeking a premium base for trade retail, showroom, manufacturing and distribution operations. This property will further benefit from the new Rolleston Flyover providing excellent profile.

Property features:

- Freehold title of 2,548sqm
- Total floor area of 1,295sqm
- Constructed in 2018 to a high standard with 100% NBS
- Currently configured for up to three tenancies for business expansion options or split investment risk
- Holding income

This versatile property provides the perfect balance of operational efficiency with strong street presence. With Rolleston continuing to experience strong growth, Jones Road is expected to provide excellent investment returns for the future.

Floor area breakdown

Tenancy A	Area	Tenancy B	Area
Trade retail/showroom	266sqm	Warehouse	488.3sqm
Office and amenities	58sqm	Office and amenities	51.7sqm
Warehouse	216sqm	Mezzanine offices	34.9sqm
Canopy	90sqm	Canopy	90sqm
Car parks	18	Car parks	7

*All areas are approximate



Local industrial sales evidence

Address	Sale date	Sale price	Floor area (approx.)	Land area (approx.)	Yield
34 Factory Drive, Rolleston	September 2024	\$3,000,000	1,041sqm	2,160sqm	Vacant possession
16 Factory Drive, Rolleston	October 2024	\$2,180,000	840sqm	1,417sqm	Vacant possession
9 John Morten Drive, Rolleston	March 2024	\$3,500,000	1,310sqm	4,468sqm	Vacant possession
14 Radius Loop, Rolleston	May 2025	\$2,930,000	1,187sqm	2,047sqm	Vacant possession
46-48 Factory Drive, Rolleston	June 2025	\$4,950,000	1,862sqm	3,124sqm	5.47%
44 Factory Drive, Rolleston	August 2025	\$2,750,000	1,160sqm	1,750sqm	Vacant possession
12 Radius Loop, Rolleston	October 2025	\$3,245,000	1,341.9sqm	2,047sqm	5.16%
8 Stoneleigh Drive, Rolleston	October 2025	\$1,705,000	540sqm	2,100sqm	5.41%

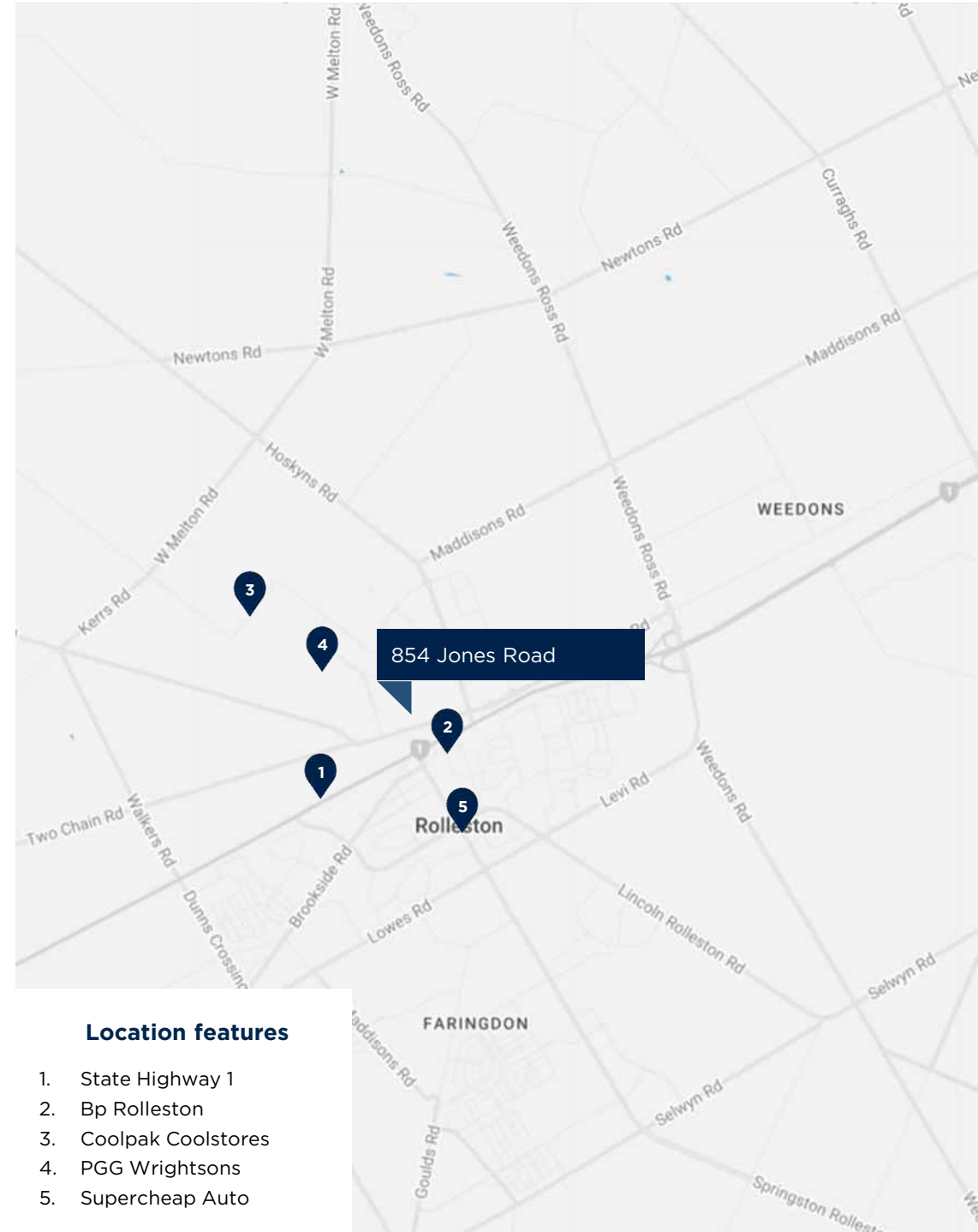


The location

Rolleston is a relatively new and growing suburb located 25km south-east of Christchurch City Centre.

Over the past decade, it has transformed from a small rural town into a thriving suburban and commercial hub. A major driver of this growth is the substantial industrial business park, which has become one of Canterbury's key logistics and manufacturing centres. The precinct accommodates large-scale warehouses, transport and distribution facilities, food processing, and other manufacturing operations, with many national and international companies choosing Rolleston as their base due to its location and excellent transport links.

The extension of the Southern Motorway has further reinforced Rolleston's position as a prime industrial and commercial location, significantly reducing travel times to Christchurch and the wider Canterbury region. Alongside this, the town continues to expand its supporting commercial amenities to service both the workforce and the growing population. Rolleston's industrial zone now plays a pivotal role in the region's economy, providing employment opportunities and attracting continued investment.



Location features

1. State Highway 1
2. Bp Rolleston
3. Coolpak Coolstores
4. PGG Wrightsons
5. Supercheap Auto

Rolleston Flyover

SH 1 Rolleston flyover. Two-lanes of traffic into the industrial side will accommodate the largest traffic flows, with a single lane into Rolleston's residential side. A shared use path for walking and cycling is proposed for one side of the flyover. The overall width is future-proofed for an additional traffic lane if needed.

The flyover provides the most direct connection between the township side of the highway and rail corridor and industrial/business areas. Rolleston Drive North is the main traffic route for these connections, and having the flyover go straight across to Jones Road provides the greatest access to all parts of the industrial area. At Jones Road people can turn left to access IZone Drive or right to get to Hoskyns Road and its connection to West Melton and SH73, the IPORT development area and SH1 heading to Christchurch via the Rolleston Interchange at Weedons Road. This location provides more direct and reliable connections for everyone including buses and emergency services.



emerged as the technically preferred option, which would then tie-in with Option B [purple] on the northern side to align with Rolleston Drive North, the main collector road

Legal description and zoning

Record of title	1252240
Legal description	Lot 1 DP 620803
Tenure	Fee Simple
Local authority	Selwyn District Council
Zoning	Business 2

Zoning

Business 2 Zones generally provide for industrial, transport, storage, trade-related and other **commercial/industrial activities** where effects (noise, vehicle movements, dust) are managed but are *higher than in residential or town centre zones*.

Typical activities you might see include:

- Warehousing and distribution
- Trade suppliers and yards
- Heavy vehicle servicing
- Manufacturing/processing that's not highly sensitive to other uses
- Ancillary offices supporting these activities

The zone is **not primarily intended for residential use** or town-centre retail/office uses; those would sit in Business 1 or other commercial zones.





The sale process

854 Jones Road, Rolleston is being offered for sale by way of Price by Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available. **propertyfiles.co.nz/5529731**

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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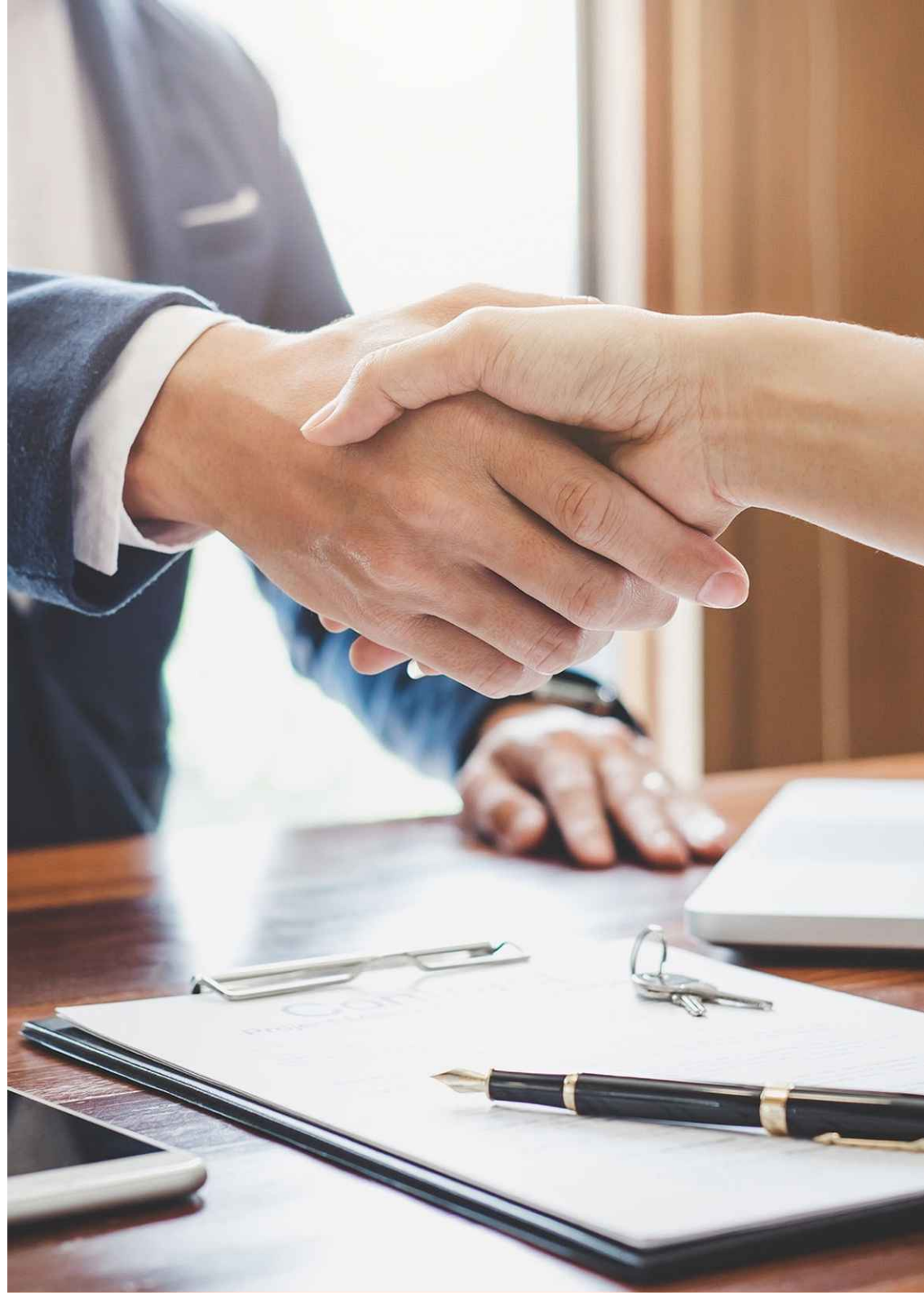
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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit **bayleys.co.nz/5529731**

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