



Information memorandum

Sydenham, Christchurch
446 Colombo Street

Prepared by Whalan and Partners Limited, Bayleys
August 2025



IN ASSOCIATION WITH
 Knight
Frank



Boundary lines are indicative only



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The opportunity

Whalan and Partners Limited, Bayleys, is pleased to offer to the market 446 Colombo Street, Sydenham, Christchurch by way of Price by Negotiation.

446 Colombo Street being a tilt slab building constructed circa 2013 is a fine example of a post-earthquake buildings of the new era. The building has a total lettable floor area of 838sqm split over two floors and is sited on two titles with a combined land area of 935sqm (more or less). This building fronts Colombo Street and exudes profile and dominance.

The ground floor totaling 412sqm is currently occupied by a supermarket specialising in imported Indian style dry goods. Their lease runs for five years from September 2023 and has further rights of renewals. The first floor totaling approx. 425sqm comprising extremely smart office accommodation (lift access, HVAC System, multiple office, shower and other amenities).

This first level is currently occupied on a temporary basis, by Landley Law Limited, giving an owner occupier time to organize their business requirement or for an investor time to seek a long-term tenant whilst currently generating an income source. Both floors are advantaged by sharing in the 17 on-site car parks.

Whether you are an investor or owner-occupier, opportunities await with this excellent site.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.



Graeme Donaldson

021 225 2130

graeme.donaldson@bayleys.co.nz

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



Jesse Paenga

027 764 4748

jesse.paenga@bayleys.co.nz

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

bayleys.co.nz/5525934

Executive summary

446 Colombo Street



Property address

446 Colombo Street, Sydenham



Legal description & record of title

Part Rural Section 79, CB24A/1268
Lot 3 Deposited Plan 6790 CB561/63



Floor area

838.09sqm net lettable area
(approximately)



Land area

935sqm plus 63sqm (more or less)



Car parking

17 car parks



Zoning

Commercial Core Zone



Net income

\$206,900 plus GST per annum



Occupancy

100% of building occupied



Tenant/s

- Sarvapilya Enterprise Limited (ground floor – 412sqm)
- Landley Law Limited (first floor – 416sqm)



Seismic rating

Built post-earthquake

The sale process



Method of sale

Price by Negotiation

Key highlights

- Post earthquake build profile
- 17 on-site car parks
- Close to Christchurch CBD

Investment highlights

- | | |
|--|--|
| 01 Location
High profile site fronting Colombo Street, a street renowned for its easy access to the Christchurch CBD | 04 Quality fitout
High quality first floor fitout. |
| 02 Flexibility
Mixture of retail and office tenancies | 05 Car parks
17 car parks on-site at the rear of the property accessed via Lawson Street |
| 03 Quality building
Building built post-earthquake circa 2013 | |

This property is in a well sought after location:

- Extremely well presented
- Generous car parking
- Main road frontage







The property

The property comprises a two-storey commercial building built circa 2013. The building takes up the full width of the property.

It is partitioned into a ground floor retail space with first floor office above accessed from stairwells both from Colombo Street and from the rear car park.

A lift gives client access to the first floor.

Key features

- Established ground floor tenant has been on-site since September 2023
- Short term first floor lease in place
- Only a short distance from Christchurch CBD
- Generous on-site parking
- Excellent fit-out on the first floor

Property attributes

Floor area	838.09sqm (more or less)
Land area	998sqm (more or less)
Age	Built 2013
Number of tenancies	Two (2) tenancies

The location

The property is centrally located within Sydenham, a well-established suburb with a wide range of services, a relatively dense catchment and is just minutes south of Christchurch core CBD.

The property is situated on the eastern side of Colombo Street with access and parking behind the building via Penbury Street.

This really is a superb location.



Accessibility

Lift access to the first-floor offices



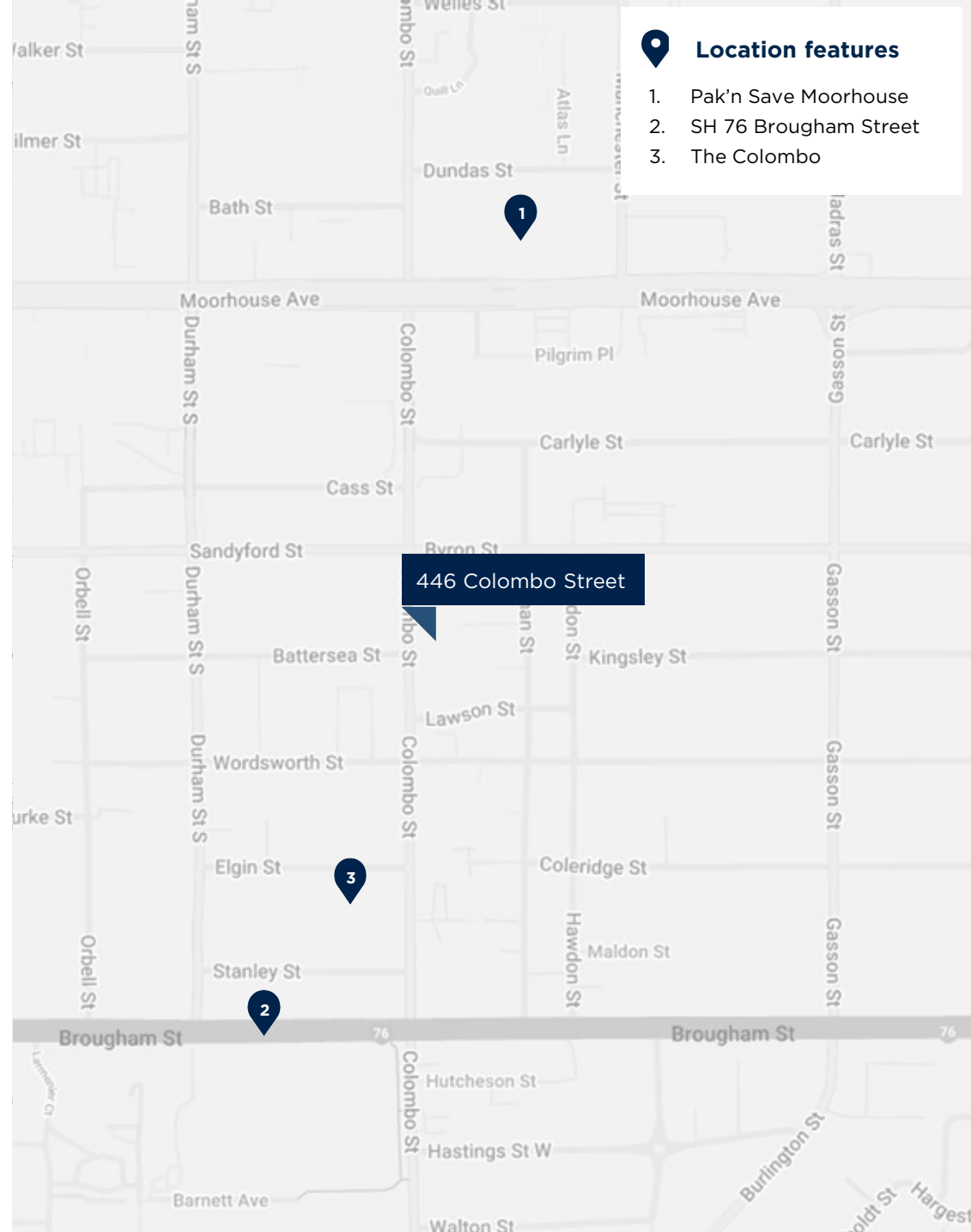
Transport

Major bus routes are close by



Amenities

Café, food bars and 'The Colombo' are just minutes down the road



Location features

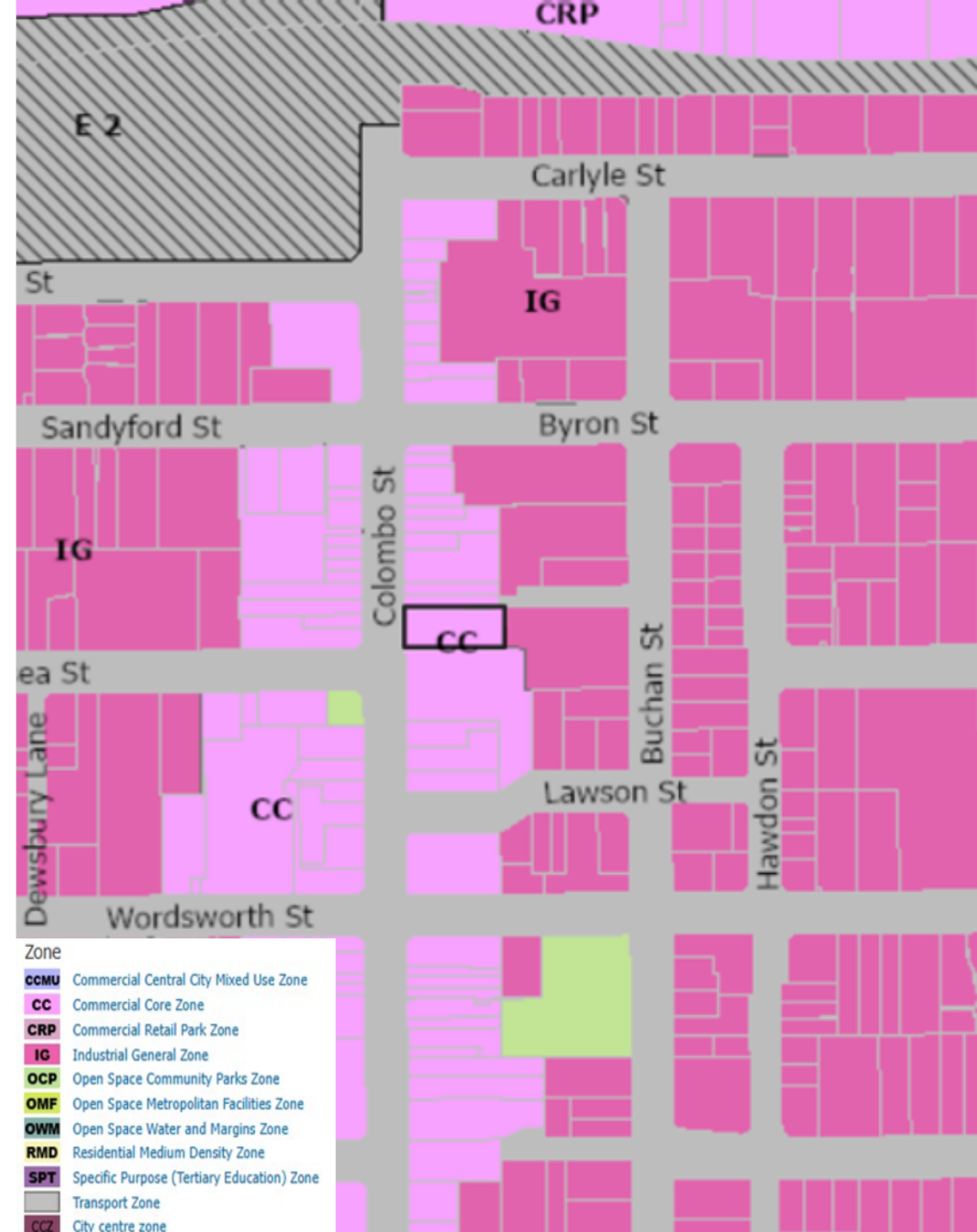
1. Pak'n Save Moorhouse
2. SH 76 Brougham Street
3. The Colombo

Legal description and zoning

Record of title	CB24A/1268 - CB561/63
Legal description	Part Rural Section 79 - Lot 3 DP 6790
Tenure	Freehold
Local authority	Christchurch City Council
Zoning	Commercial Core

Zoning

The Commercial Core Zone provides for the major commercial development in a center and is generally the part of a suburban center dominated by a mall or supermarket. The zone provides for a range of convenience and comparison shopping as well as community and employment activities. The Commercial Core zone can be found in all District and Neighborhood centers as defined in the Christchurch District Plan.





Boundary lines are indicative only

Tenancy overview

Tenant	Ground floor – Sarvapilya Enterprise Limited
Area	Approx. 412sqm
Car parks	Eight (8)
Commencement date	21 September 2023
Current lease expiry date	21 September 2028
Rights of renewal	Five (5) rights of five (5) years each
Final expiry date	20 September 2053
Rent review provisions	Market at two yearly intervals
Lease type	ADLS
Net income	\$123,700pa plus GST

*All amounts are excluding GST.



Tenancy overview

Tenant	Landley Law Limited
Area	416.59sqm office 8.8sqm balcony
Car parks	Nine (9) onsite
Commencement	11 July 2025
Term	Five (5) months
Rights of Renewal	Monthly
Lease type	ADLS
Net Income	\$83,200 pa plus GST



The sale process

446 Colombo Street, Sydenham, Christchurch 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/5525934

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:



Graeme Donaldson

Senior Broker Industrial Sales and Leasing

021 225 2130

graeme.donaldson@bayleys.co.nz

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



Jesse Paenga

Director Capital Markets and Corporate Leasing

027 764 4748

jesse.paenga@bayleys.co.nz

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

This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property.



Boundary lines are indicative only

Appendices

Appendices

- Record of Title
- LIM
- Leases
- Building WOF
- Compliance schedule
- Building plans



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Bayleys Christchurch

3 Deans Avenue
Addington, Christchurch
+64 3 375 4700
canterbury@bayleys.co.nz

bayleys.co.nz/5525934

