

# 211 Peachgrove Road, Claudelands, Hamilton

## Auction

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### PROFESSIONAL OFFICE – A SHOWCASE FOR YOUR CLIENTS

#### SUMMARY

- High standard of presentation
- Main building has 2 offices, open-plan work space, boardroom and amenities
- Annex with 2 further offices and own amenities, able to be sub-let separately
- Residential intensification zoning underpins future value
- Expansive road frontage with excellent exposure to main cross-city traffic route
- Freehold title. Offered with vacant possession

#### LOCATION

Located in a well-established residential area on the east side of Hamilton. With frontage to Peachgrove Road and an average 11,000 vehicles passing daily, this property is readily accessible from both north and south directions. East Hamilton and Five Cross Roads are noted as areas where commercial properties offered for sale are seldom available. 211 Peachgrove Road provides an opportunity to secure a commercial property in a highly desirable eastern suburban location.

#### FLOOR AREA

Main Building:	156.7sqm
Annex:	30.5sqm
<b>Total:</b>	<b>187.2sqm</b>

#### LAND AREA & ZONE

880sqm (more or less) Residential Intensification Zone under the Hamilton City Council Operative District Plan with Consent for Office.

#### LEGAL DESCRIPTION

Part Lot 1 Deposited Plan 14029 as contained in Record of Title SA4A/22

#### CAR PARKS

Five (5) on-site

#### TENANCY SCHEDULE

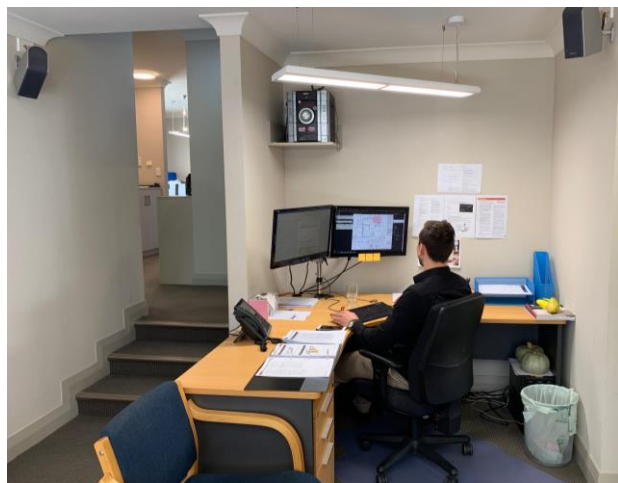
Offered with Vacant Possession

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**NAI**Harcourts

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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