



Boundary lines are indicative only

Information memorandum

Hornby, Christchurch
27 Shands Road

Prepared by Bayleys Real Estate
Feb 2026



Executive summary

Bayleys Real Estate is pleased to offer 27 Shands Road, Hornby, Christchurch for sale by way of Deadline Private Treaty (unless sold prior) closing at 4pm on Thursday the 12th of March 2026 at Bayleys Canterbury, 3 Deans Avenue, Addington Christchurch.

The property



Property address

27 Shands Road, Hornby, Christchurch



Legal description & record of title

Unit 4 and 1/2 share of Accessory Unit 1
Deposited Plan 389880 on record of title
360606



Floor area

651.51sqm (approx.)



Zoning

Industrial General Zone

Levi Dwan

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LICENCED UNDER THE REA ACT 2008



Passing income

\$132,295.78 + GST



Tenant/s

Ministry Of Social Development



Seismic rating

70-75% New Building standards (NBS)

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.

The sale process



Method of sale

Deadline Private Treaty (unless sold prior)



Closing date

4pm Thursday 12th March 2026

Key highlights

- Long-standing government tenant with over 20 years of continuous occupation
- 651.15sqm tenancy leased through to November 2028 with renewal options
- Landlord-passing income of \$132,295.78 + GST per annum
- Building has a 70-75% NBS seismic rating

bayleys.co.nz/5529352

Investment highlights

01 Long-Term Tenant Covenant

Long-standing government tenant with over 20 years of continuous occupation

02 Capital Investment

651.15sqm tenancy leased through to November 2028 with renewal options

The property is securely underpinned by a proven government occupier with no plans to relocate, evidenced by significant investment into the 651.15sqm tenancy in recent years. The existing lease provides strong income certainty, with further renewal options offering the potential for long-term cashflow through to 2034.

Substantial capital expenditure by both the owner and the Ministry of Social Development has positioned the building to a modern standard and materially reduced future risk. Recent upgrades, combined with a 70-75% NBS rating, enhance the asset's defensive profile and minimise anticipated capital requirements.

Major improvements include a full owner-funded replacement of the air-conditioning system, a comprehensive internal reconfiguration completed by MSD, upgraded external electric sliding doors, and a full LED lighting upgrade throughout. Collectively, MSD has invested approximately \$70,000 into the tenancy in recent years, demonstrating both satisfaction with the premises and a clear intention to remain long term. These works provide investors with confidence in the quality of the asset, the strength of the tenant covenant, and the durability of income over the long term.

03 NBS approved

Building has 70-75% NBS seismic rating

04 Secure Passing Income

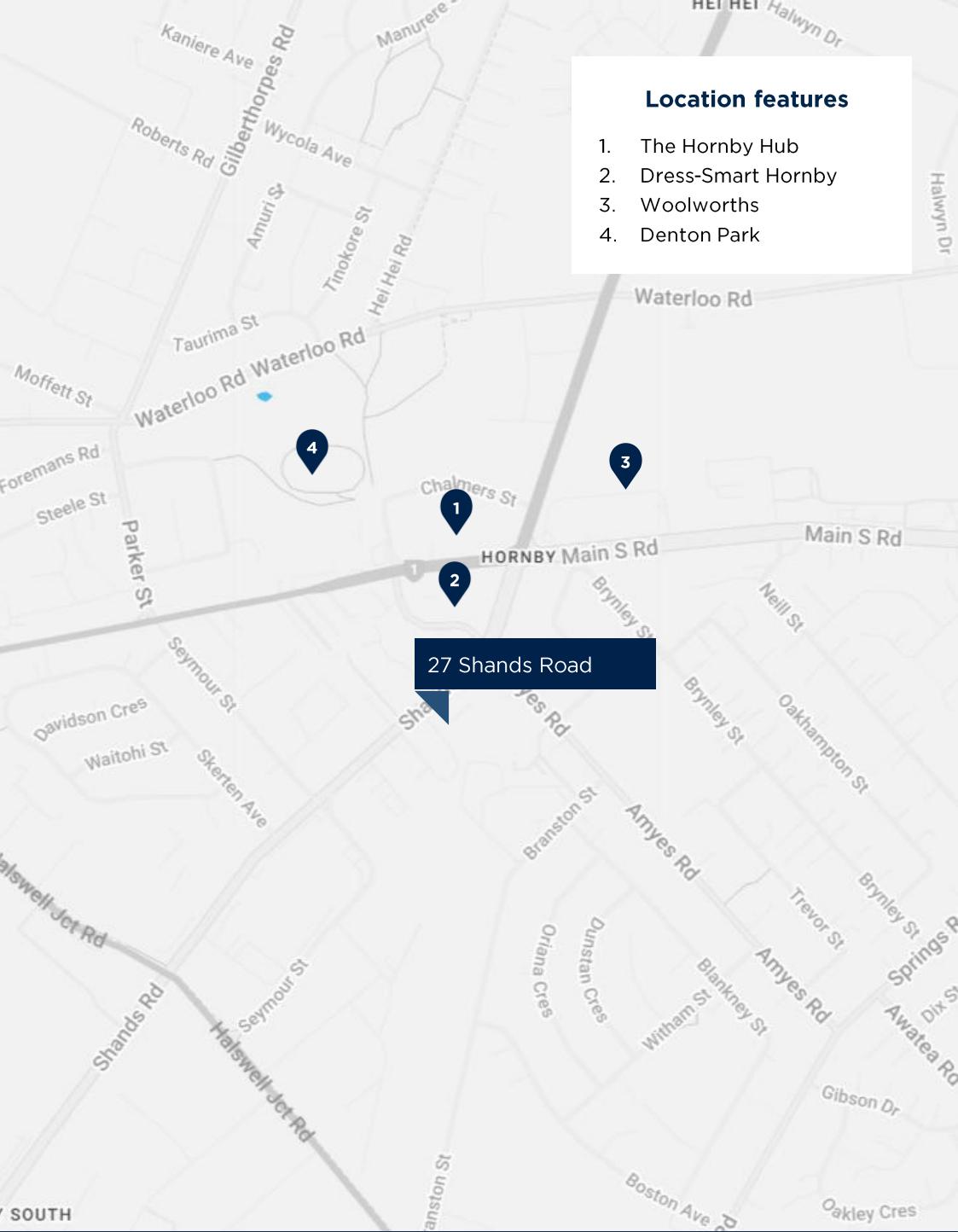
Landlord-passing income of \$132,295.78 + GST per annum



The location

27 Shands Road is situated in Hornby, one of Christchurch's most established and highly regarded commercial and industrial precincts.

The location benefits from immediate access to State Highway 1 and close proximity to the Christchurch Southern Motorway, providing efficient connectivity to Christchurch's CBD, the wider South Island freight network, Christchurch International Airport and Port Lyttelton. Hornby is a proven business hub, accommodating a strong mix of industrial, logistics, trade retail and commercial occupiers. The area's excellent transport links, depth of commercial activity and established infrastructure underpin its ongoing appeal to occupiers and investors alike, making Shands Road a strategically positioned and highly functional commercial location.



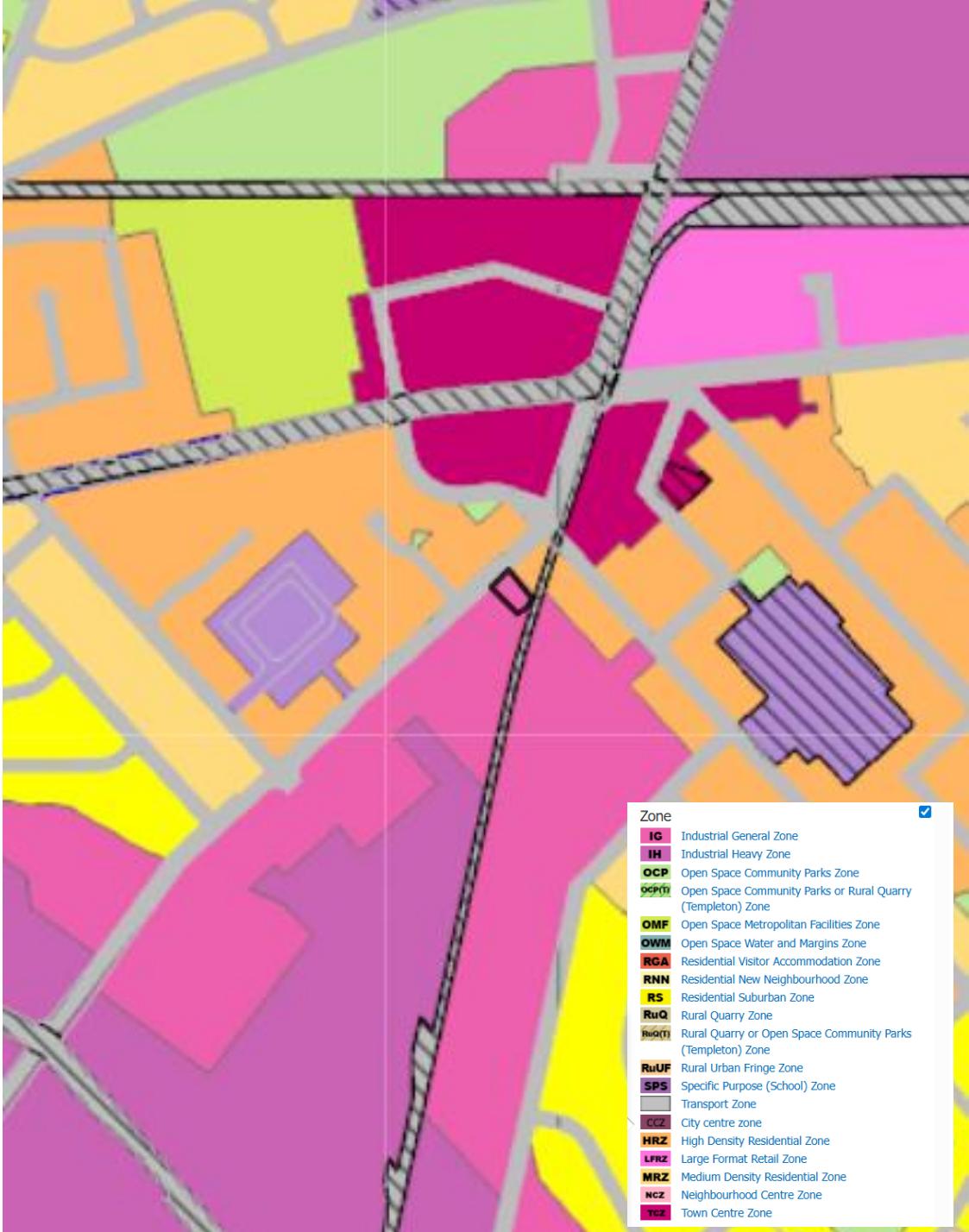
Location features

1. The Hornby Hub
2. Dress-Smart Hornby
3. Woolworths
4. Denton Park

Legal description and zoning

| | |
|--------------------------|---|
| Record of title | 360606 |
| Legal description | Unit 4 and 1/2 share of Accessory Unit 1 Deposited Plan 389880 |
| Tenure | Stratum in Freehold |
| Rating valuation | Land value \$430,000 Improvements \$1,840.00 Capital value \$2,270,000 |
| Local authority | Christchurch City Council |
| Zoning | Industrial General Zone |

The Industrial General Zone recognises and provides industrial and other compatible activities that can operate in close proximity to more sensitive zones, due to the nature and limited effects of activities (such as noise, odour and traffic), and providing a buffer between residential areas and the Industrial Heavy Zone.



| Zone | Definition |
|------|---|
| IG | Industrial General Zone |
| IH | Industrial Heavy Zone |
| OCP | Open Space Community Parks Zone |
| OCPn | Open Space Parks or Rural Quarry (Templeton) Zone |
| OMP | Open Space Metropolitan Facilities Zone |
| OWM | Open Space Water and Margins Zone |
| RCA | Residential Visitor Accommodation Zone |
| RNN | Residential New Neighbourhood Zone |
| RS | Residential Suburban Zone |
| RuQ | Rural Quarry or Open Space Community Parks (Templeton) Zone |
| RuQn | Rural Quarry or Open Space Community Parks (Templeton) Zone |
| RuUF | Rural Urban Fringe Zone |
| SPS | Specific Purpose (School) Zone |
| CCZ | Transport Zone |
| CCZ | City centre zone |
| HRZ | High Density Residential Zone |
| LFRZ | Large Format Retail Zone |
| MRZ | Medium Density Residential Zone |
| NCZ | Neighbourhood Centre Zone |
| TCZ | Town Centre Zone |



MINISTRY OF SOCIAL DEVELOPMENT
TE MANATŪ WHAKAHIATO ORA



Tenancy overview

| | |
|--|--|
| Tenant | Ministry of Social Development |
| Area | 651.15sqm |
| Lease term | 6 years |
| Commencement date | 5 th November 2004 |
| Expiry date | 4 th November 2028 |
| Rights of renewal | One of six (6) years plus two (2) of three (3) years |
| Final expiry date | 4 th November 2040 |
| Rent review provisions | 3 yearly to market |
| Lease type | Deed of lease |
| Gross income | \$175,074.78 per annum + GST |
| OPEX (landlord pays) | \$42,073.02 per annum + GST |
| Passing Income (gross minus OPEX) | \$132,295.78 per annum + GST |

*All amounts are excluding GST.



The sale process

27 Shands Road is being offered for sale by way of Deadline Private Treaty (unless sold prior) closing on 4pm, Thursday 12th April 2026 at 3 Deans Avenue, Addington, Christchurch

**To assist purchasers with their assessment of the offering an online due diligence data room is available.
propertyfiles.co.nz/5529352**

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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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/12345



Appendices

Our full-service offerings

Bayleys Residential Projects



- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.

Bayleys Building Consultancy



- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.

BUPE

- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



MaxCap Group

- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.

vega

- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

Disclaimer

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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IN ASSOCIATION WITH
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Frank