



Boundary lines are indicative only

Information memorandum

Hornby, Christchurch
27 Shands Road

Prepared by Bayleys Real Estate
Feb 2026

BAYLEYS

IN ASSOCIATION WITH
 **Knight
Frank**



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



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

Levi Dwan

+64 27 455 1131

levi.dwan@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS

LICENSED UNDER THE REA ACT 2008

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

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 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.

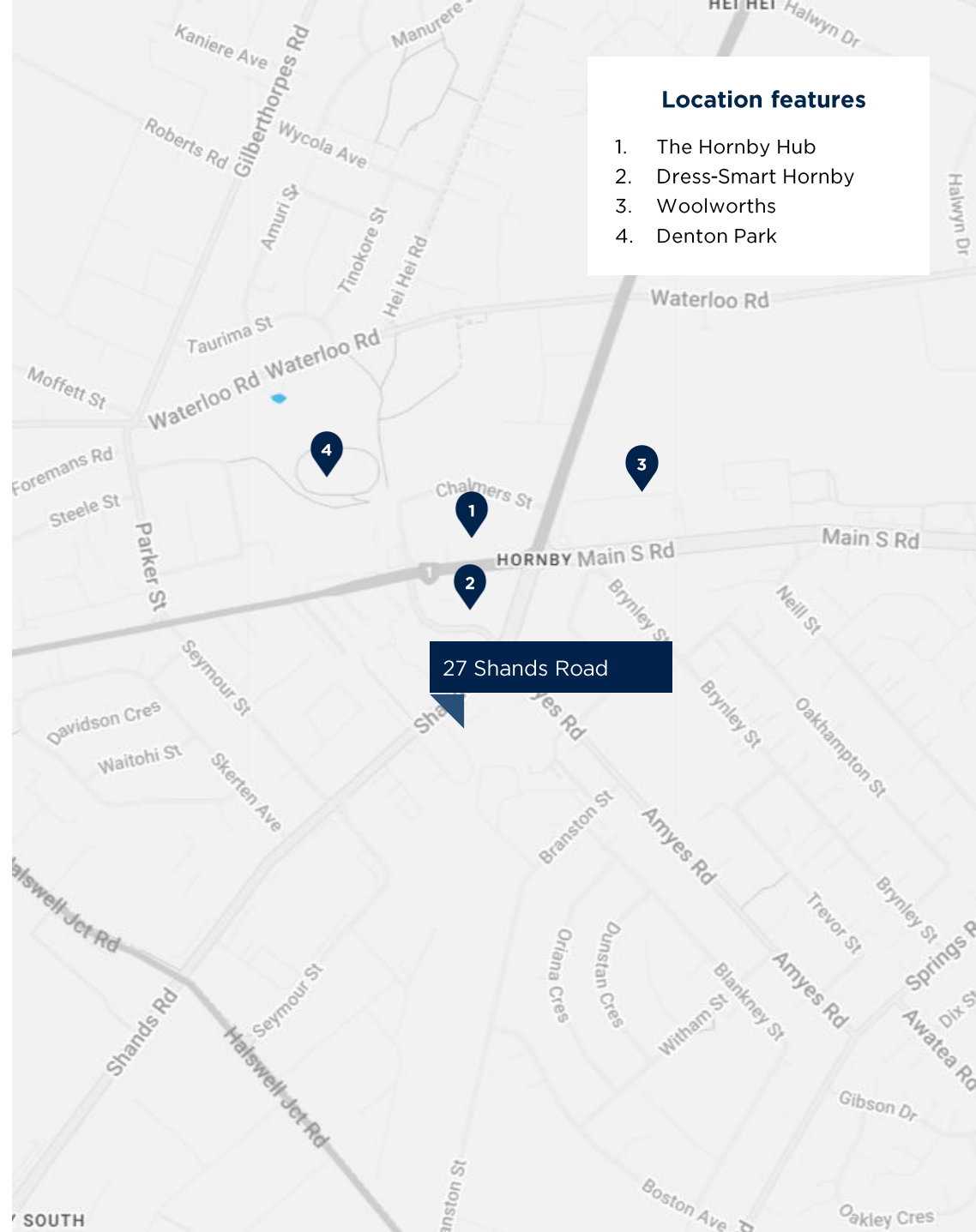
Major improvements include a full owner-funded replacement of the air-conditioning system, a comprehensive internal reconfiguration completed by MSD, upgraded external electric sliding doors, and a full LED lighting upgrade throughout. Collectively, MSD has invested approximately \$70,000 into the tenancy 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.



The location

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

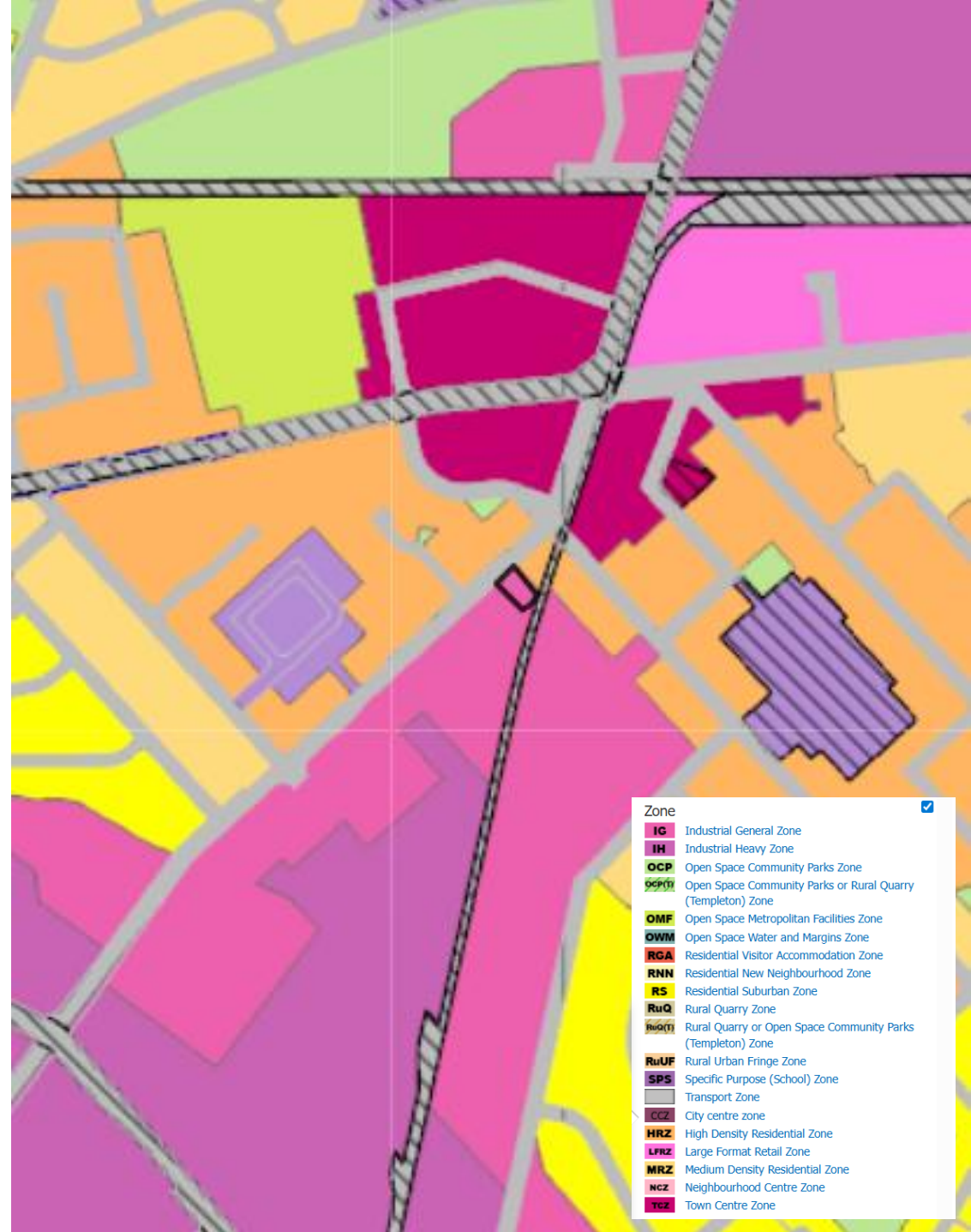
The location benefits from immediate access to State Highway 1 and close proximity to the Christchurch Southern Motorway, providing efficient connectivity to Christchurch's CBD, the wider South Island freight network, Christchurch International Airport and Port Lyttelton. Hornby is a proven business 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.



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	<div>Land value \$430,000</div> <div>Improvements \$1,840,00</div> <div>Capital value \$2,270,000</div>
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.





MINISTRY OF SOCIAL DEVELOPMENT
TE MANATŪ WHAKAHIATO ORA

7
08

P
10

Emergency
Exit Only

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:



Levi Dwan

Commercial Broker

+64 27 455 1131

levi.dwan@bayleys.co.nz

WHALAN AND APRTNERS LTD BAYLEYS,
LICENSED UNDER THE REA ACT 2008

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>](https://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.



- 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.



- 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.



- 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

This Information Memorandum has been prepared by Whalan and Partners Ltd, Licensed under the REA Act 2008 as a general outline only for the guidance of potential purchasers. The contents of this document does not constitute an offer or form part of any contract.

This document has been compiled using information provided by third parties, and Bayleys accepts no responsibility for its accuracy or completeness. It is not to be distributed or reproduced in whole or in part without the prior written consent of Bayleys Real Estate. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the property described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

Potential purchasers should not rely on any of the information in this information memorandum (including but not limited to figures, calculations, descriptions, photographs, dimensions, references to conditions or permissions for use and occupation) as statements or representations of fact. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken.

Except where otherwise provided, all references to rent, income or price are GST exclusive. Potential purchasers must make their own independent inspection and other enquiries to satisfy themselves as to the accuracy, correctness and completeness of the information. Potential purchasers should also seek independent financial, taxation, accounting, legal and other advice to assist them in making their own decisions and assessment appropriate to their circumstances. Any projections, analyses or other forward looking information are estimates only, are not representations of future matters and may be based on assumptions that, while currently considered reasonable, may not be correct. Actual results may vary from projected results (and variations may be material).

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to Bayleys at the time of preparing this document and assumptions, which may be incorrect. Bayleys does not warrant that such statements are or will be accurate or correct.

Bayleys provides this document on the condition that, subject to any statutory limitation on its ability to do so, Bayleys disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

This confidential document is for the sole use of persons directly provided with it by Bayleys and is not to be supplied to any other person without the prior written consent of Bayleys. Use by, or reliance upon this document by any other person is not authorised by Bayleys and without limitation to the above disclaimers, Bayleys is not liable for any loss arising from such unauthorised use or reliance.

GST disclaimer

Whalan and Partners Ltd, Licensed advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

Confidentiality

The information contained in this document is provided on the basis that it is strictly private and confidential. The information may not be reproduced, in whole or in part, nor may any of this information be divulged or disclosed to any third party without the prior written consent in writing of the vendor as required by law.

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.

Bayleys Canterbury

3 Deans Avenue
Addington, Christchurch
03 375 4700
canterbury@bayleys.co.nz

bayleys.co.nz/5529352

