



56

Parnell Road | Available Spaces

Recently refurbished
by award-winning
Cheshire Architects,
56 Parnell Rd does
not fail to impress.





56 Parnell Road

Working with award-winning architects, Cheshire Architects, Vantage Group has redesigned 56 Parnell Rd into a sophisticated office building, providing on site food and beverage amenities.

Already on site is the successful 46 & York bar, which has been joined by a new on site café Eight Thirty Coffee nestled within the refurbished exterior courtyard.

The main lobby area has undergone a significant rejuvenation, lined with travertine floors and walls giving a sophisticated flare to the building common areas. The ground floor (ex Westpac) now accommodates My Food Bag's development kitchen.

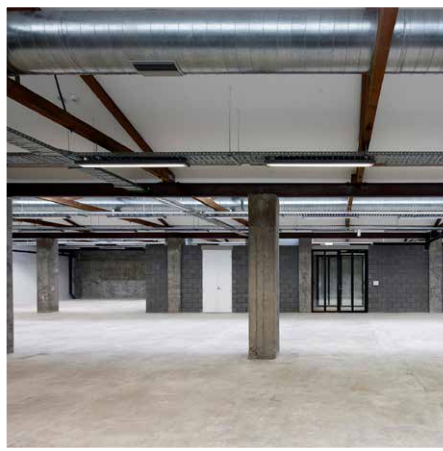
The energy and vibrancy generated by the addition of 46 & York, Eight Thirty Coffee and My Food

Bag's development kitchen at ground level flows through to the building's occupants above.

Tenants of this corner site overlooking Fraser Park enjoy natural light on both sides as well as amazing city-scape views in a highly sought after location close to Auckland's CBD.

With secure on-site car parking, excellent motorway access and a number of public transport options at its doorstep, this property is a must see for potential inner city occupants.

Vantage Group Previous Projects



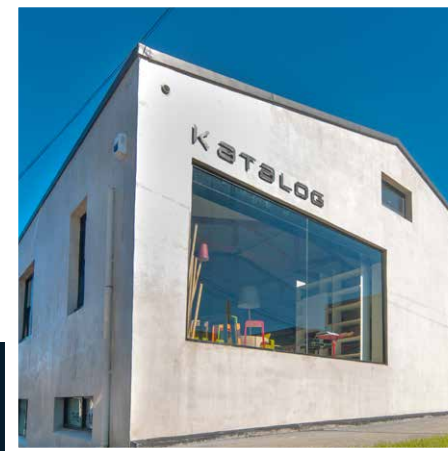
9 Nelson Street, City Centre

The derelict building was rejuvenated in to stunning character offices. With exposed timber trusses, concrete walls and quality fittings, this space is now one of Auckland's most striking workplaces.



95-115 The Strand, Parnell

Vantage transformed The Strand into a large character retail / showroom complex. The property is now occupied by high quality boutique tenants.



28 Mackelvie St, Grey Lynn

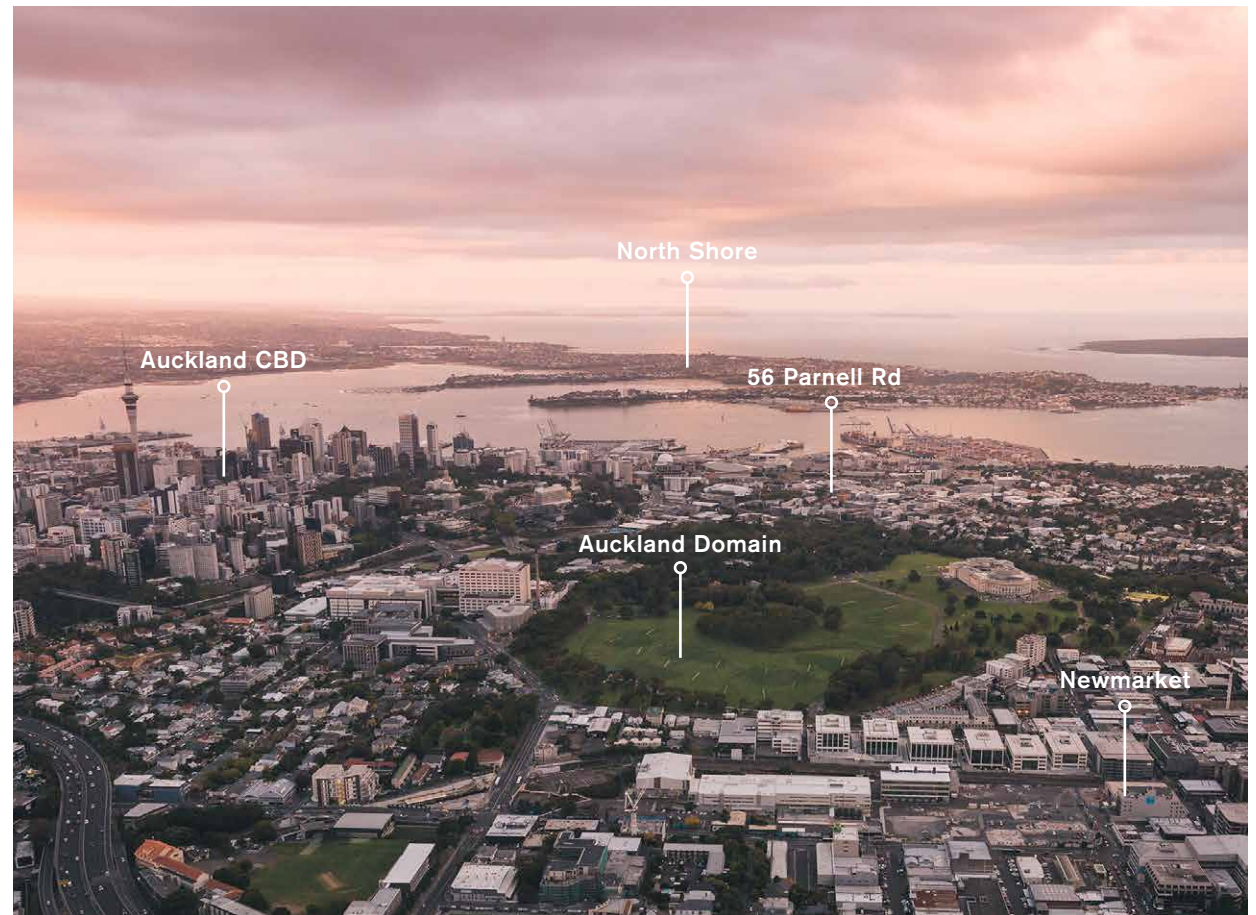
High quality character space with polished concrete floors, white washed walls and ample natural light.

Parnell

Parnell is famous for its undeniable charm. The commercial precinct is centred along Parnell Road together with a diverse mix of cafes, bars, restaurants and retail ensuring a steady stream of foot traffic.

56 Parnell Road is located directly opposite Fraser Park and enjoys amazing cityscape views.

Parnell benefits from excellent motorway access and has a number of public transport options at its doorstep.

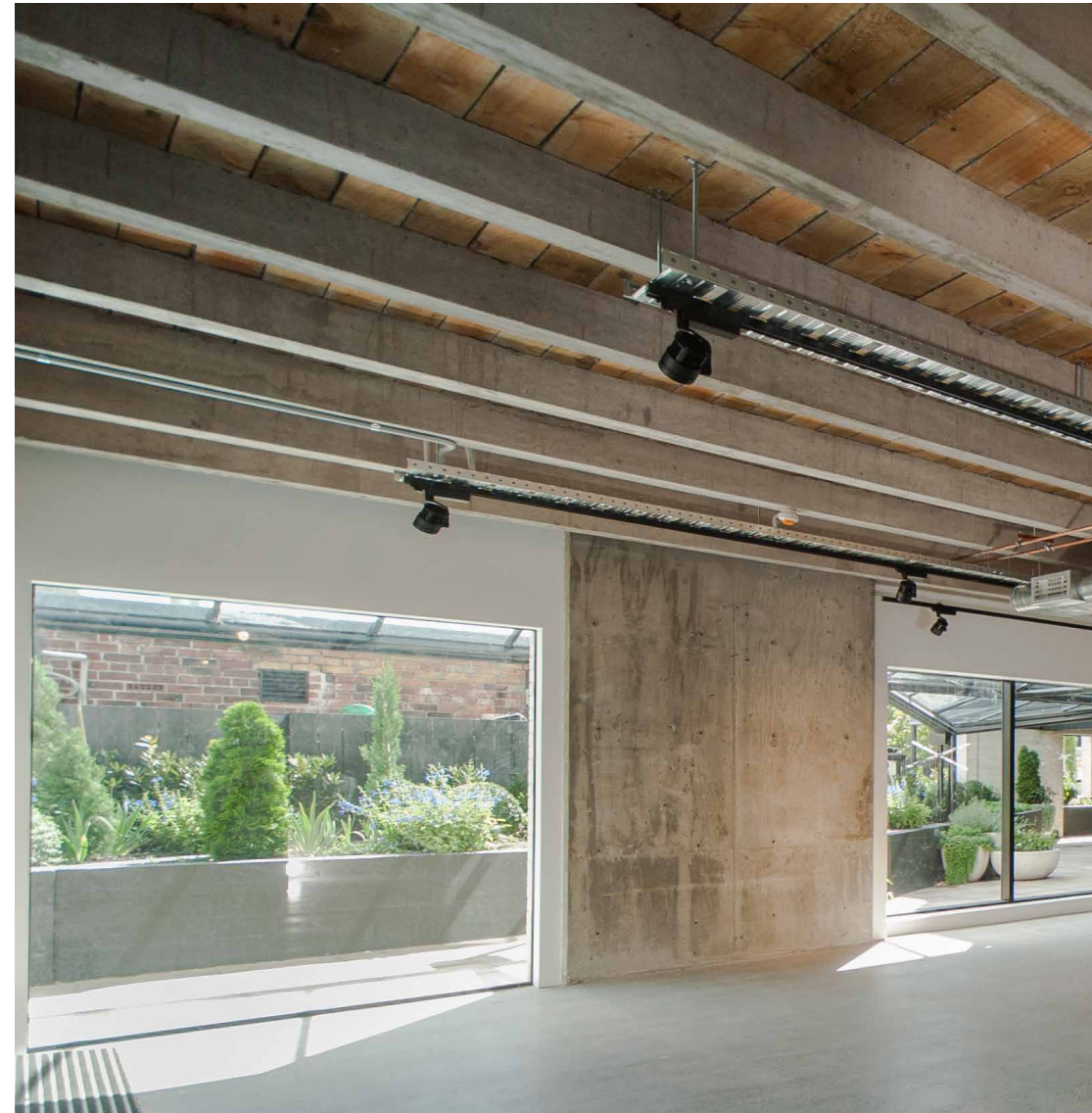


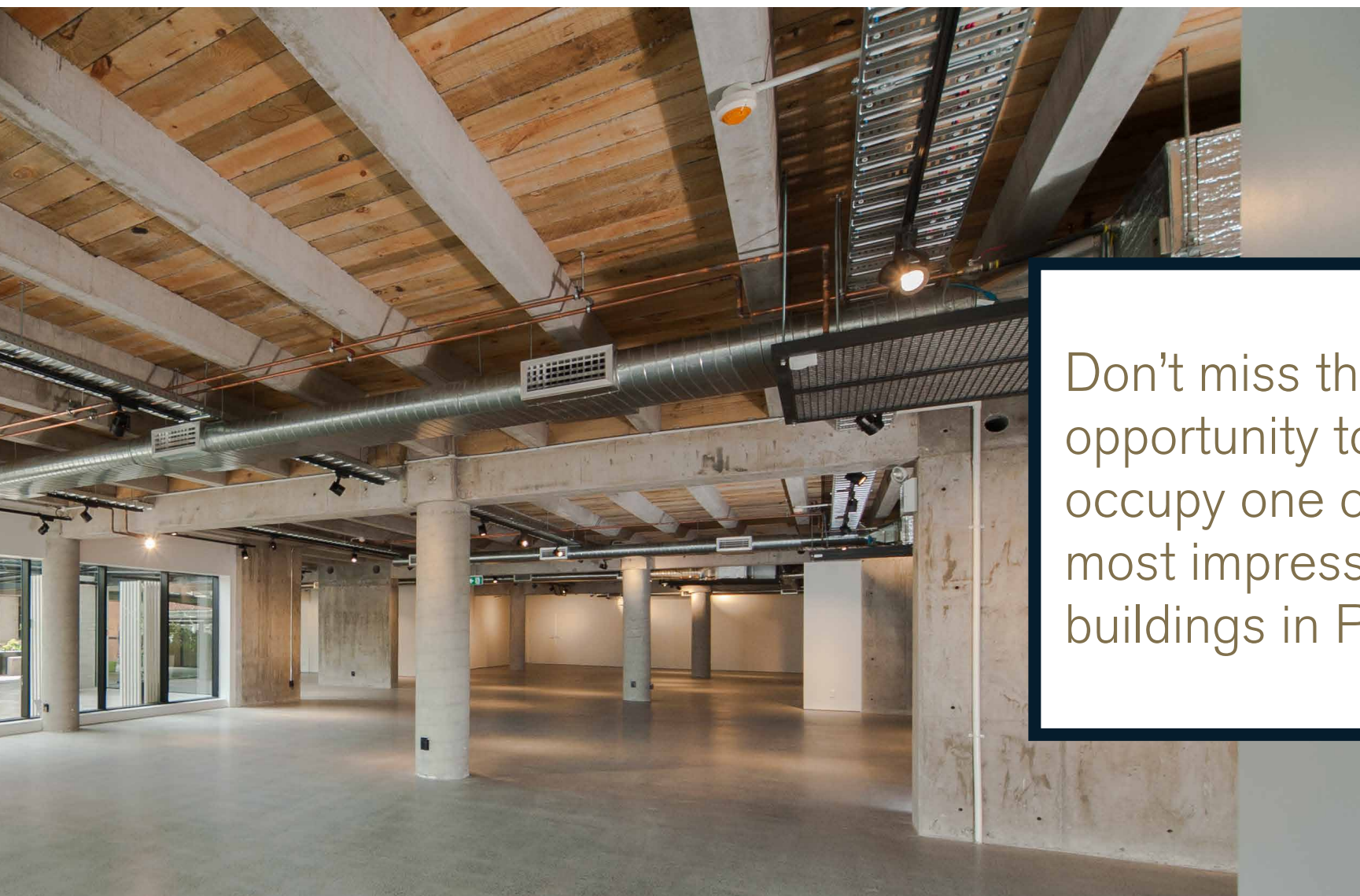


Available Spaces

Tenancy	Area m ²	\$/m ²	\$ / per month
Level 1 - option 1			
Tenancy B	499	\$385	\$16,010
Level 1 - option 2			
Tenancy B Front	278*	\$390	\$9,035
Tenancy B Rear	173*	\$360	\$5,190
Level 2			
Tenancy B	589	\$385	\$18,897
Car Parking			
Available spaces	20	\$70 per week	

*subject to final measure





Don't miss the opportunity to occupy one of the most impressive buildings in Parnell

Level 1 - Option 1

For Lease

Tenancy B (whole): 499m²

Secure Car Parks: 8

Rental: \$385/m² + GST

Opex: \$95/m² + GST

Car Park Rental: \$70 per space, per week

Call Samantha on 021 023 11028
for more information.

Note: This is an indicative photo of the proposed fit-out

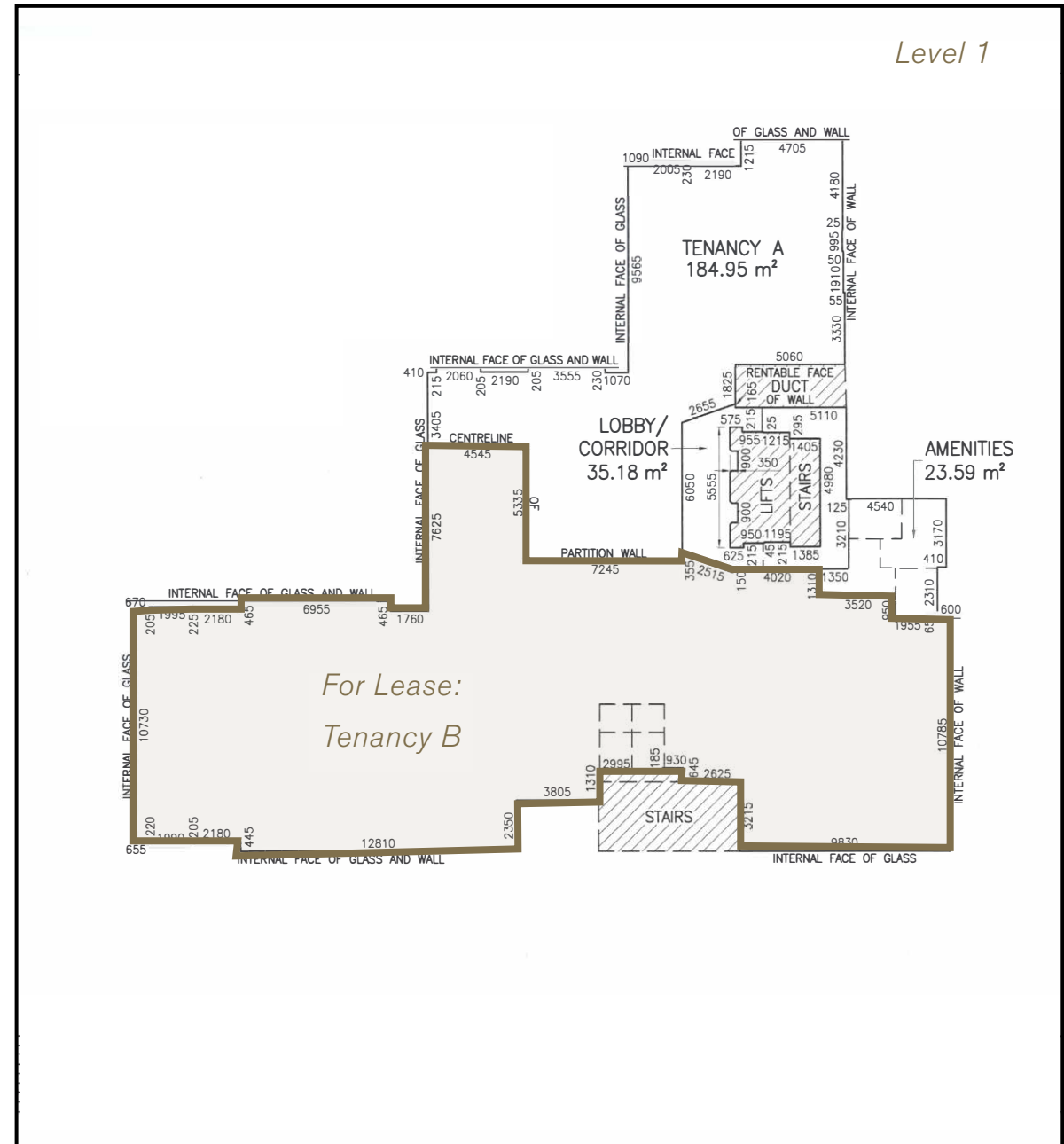
High profile office space with option to refurbish to a high standard

- Prime Parnell location with on site cafe and restaurant/bar
- Upgraded building by Cheshire Architects
- Secure on-site parking and ample street parking
- Excellent outlook and natural light with views to the CBD and Auckland Harbour

Don't miss this opportunity to occupy one of the most impressive buildings in the Parnell precinct.

The ground floor and reception area has been recently refurbished by the award-winning Cheshire Architects. The energy and vibrancy generated by the addition of 46 and York, Eight Thirty Coffee & My Food Bag's development kitchen at ground level flows through to the building's occupants above.

Tenants of this corner site overlooking Fraser Park enjoy natural light on both sides as well as amazing city scape views in a highly sought after location close to Auckland's CBD. With on-site car parking, excellent motorway access and a number of public transport options at its doorstep, this space is a must see for potential inner city occupants.



Level 1 - Option 2

For Lease

Tenancy B Front: 278m²* + 5 secure parks

Tenancy B Rear: 173m²* + 3 secure parks

Rental Front: \$390/m² + GST

Rental Rear: \$360/m² + GST

Opex: \$95/m² + GST

Car Park Rental: \$70 per space, per week

Call Samantha on 021 023 11028
for more information.

Note: This is an indicative photo of the proposed fit-out
* subject to final measure

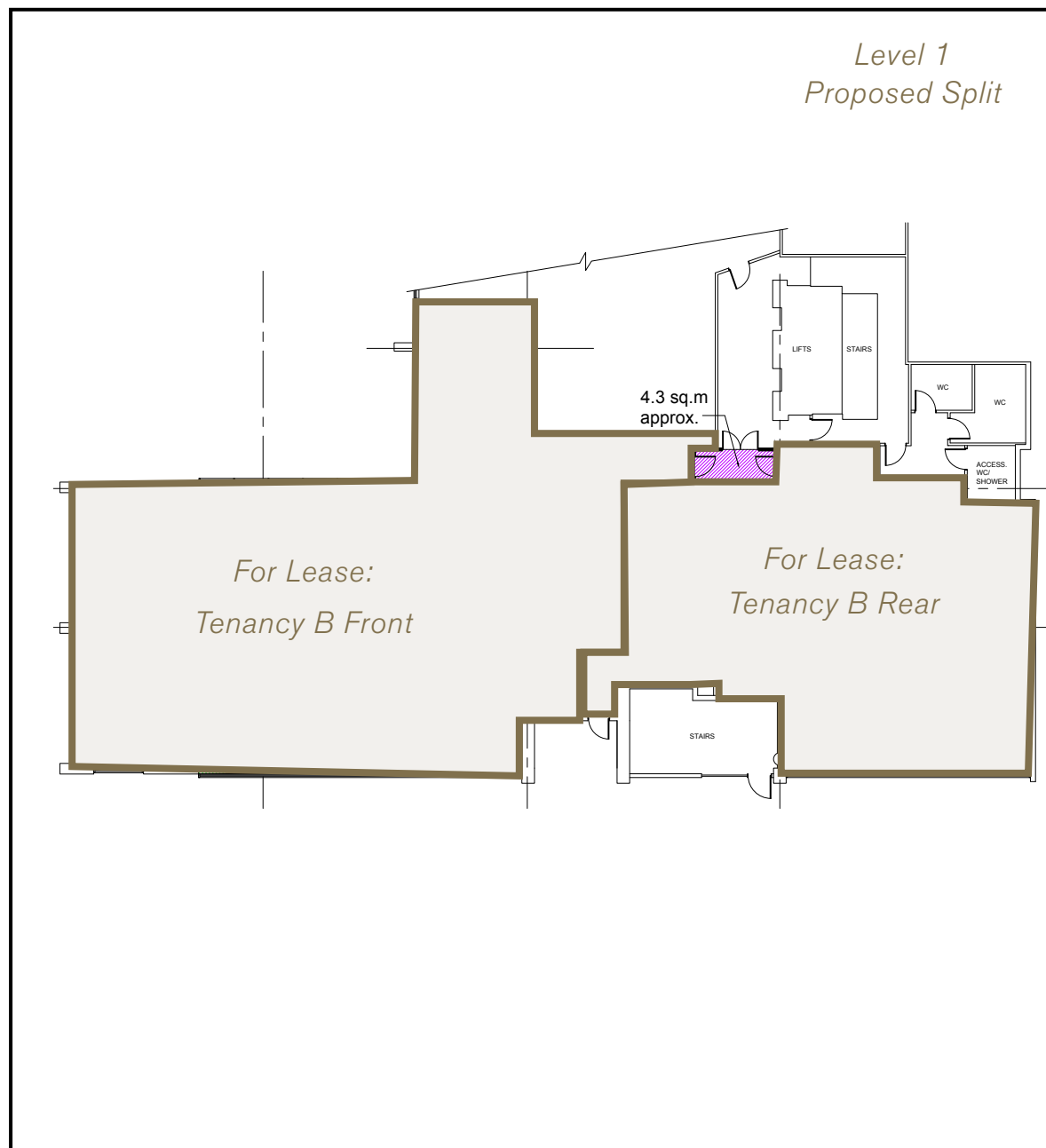
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Level 2

For Lease

Tenancy B: 589m²

Secure Car Parks: 12

Rental: \$385/m² + GST

Opex: \$95/m² + GST

Car Park Rental: \$70 per space, per week

Call Samantha on 021 023 11028
for more information.

High quality office space with industrial fit-out

- Fitted out to a high standard, no work required
- Prime Parnell location with on site cafe and restaurant/bar
- Upgraded building by Cheshire Architects
- On-site parking and ample street parking
- Excellent outlook and natural light with views to the CBD and Auckland Harbour

Don't miss this opportunity to occupy one of the most impressive buildings in the Parnell precinct. This space on level 2 is newly fitted-out and ready to be occupied.

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Level 2

