



# 56

**Parnell Road | Available Spaces**

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







## 56 Parnell Road

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*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

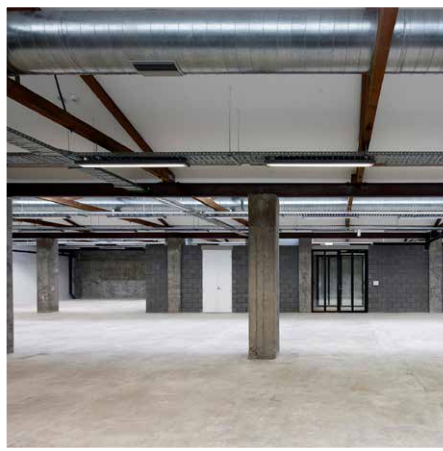
Bag's development kitchen at ground level flows through to the building's occupants above.

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

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### 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

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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.



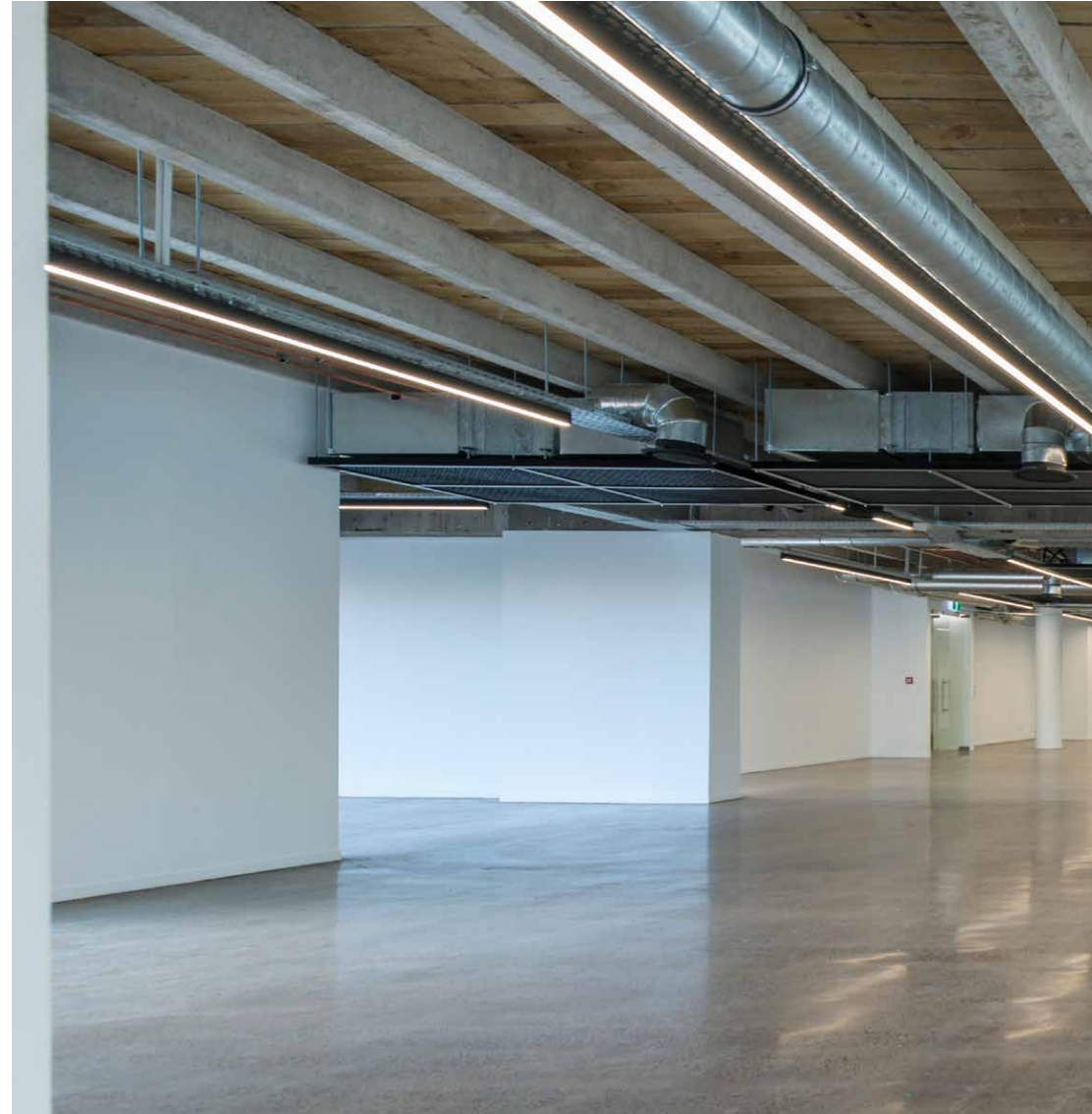




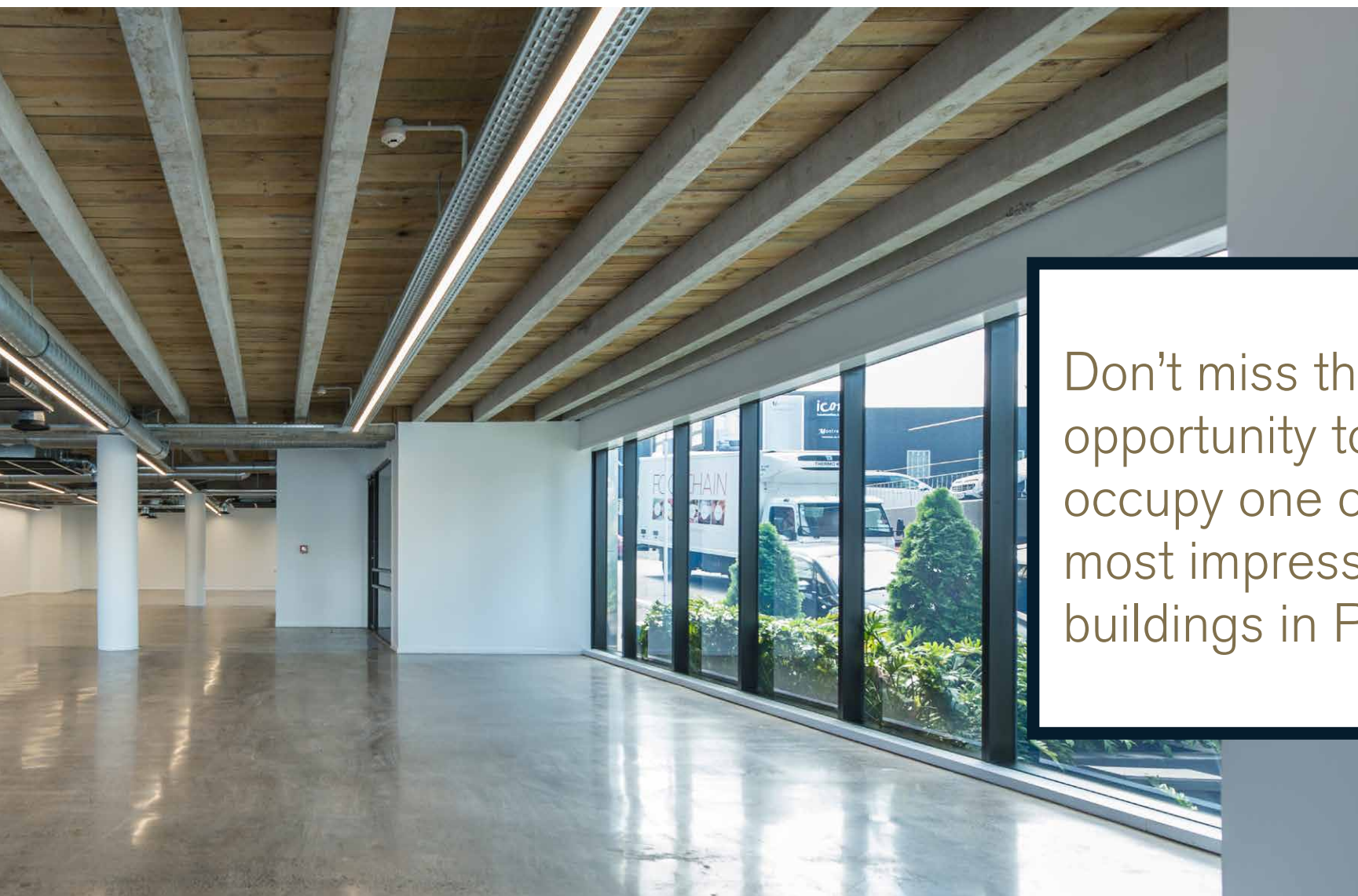
## Available Spaces

Tenancy	Area m <sup>2</sup>	\$/m <sup>2</sup>	\$ / per month
<b>Level 1 - option 1</b>			
Tenancy A	202*	\$370	\$6,228
Tenancy B	499*	\$395	\$16,425
<b>Level 1 - option 2</b>			
Whole floor	701*	\$395	\$23,074
<b>Car Parking</b>			
Available spaces	8	\$75 per week	
Stacked available	2	\$60 per week	

\*approximately







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



## Level 1A - Option 1

For Lease

Tenancy A:	202m <sup>2</sup>
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Secure Car Parks:	2 stacked
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Rental:	\$370/m <sup>2</sup> + GST
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Opex:	\$95/m <sup>2</sup> + GST
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Car Park Rental:	\$60 per space, per week
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Call Samantha on 021 023 11028  
for more information.

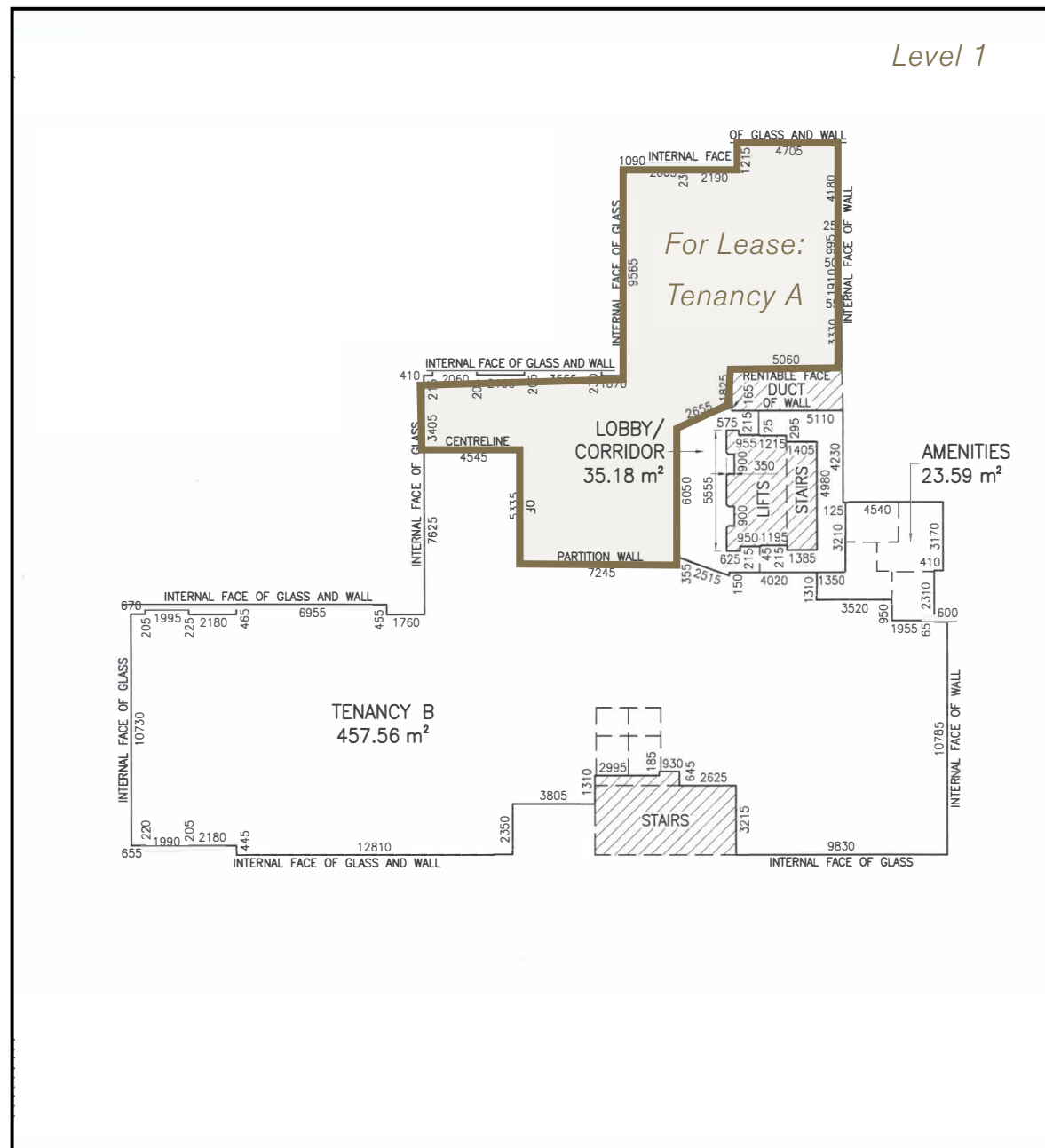
Light filled tenancy with option to combine with Tenancy B

- 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

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 1B - Option 1

For Lease

Tenancy B: 499m<sup>2</sup>

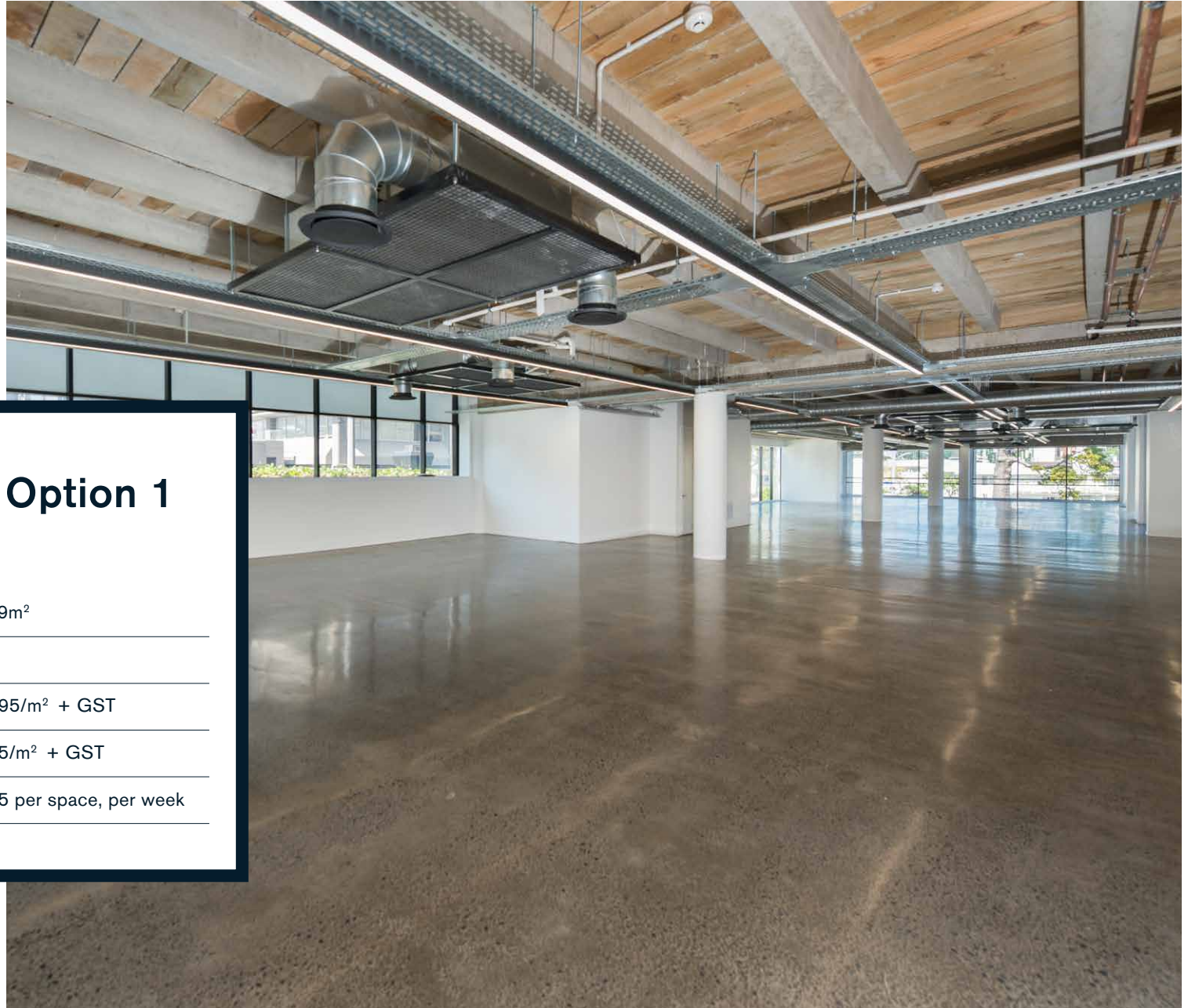
Secure Car Parks: 8

Rental: \$395/m<sup>2</sup> + GST

Opex: \$95/m<sup>2</sup> + GST

Car Park Rental: \$75 per space, per week

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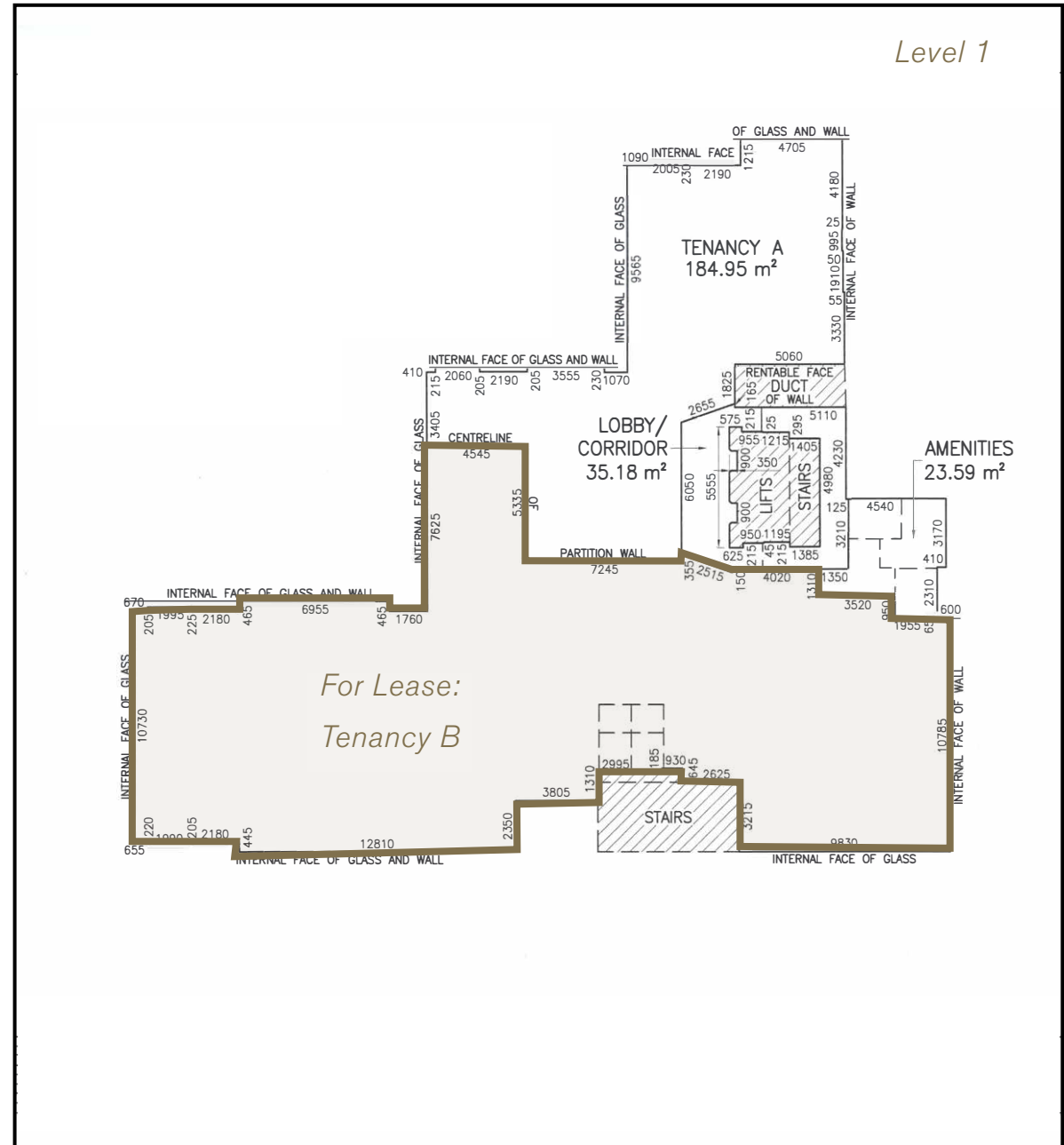
## Modern character meets Parnell

- Prime Parnell location with on site cafe and restaurant/bar
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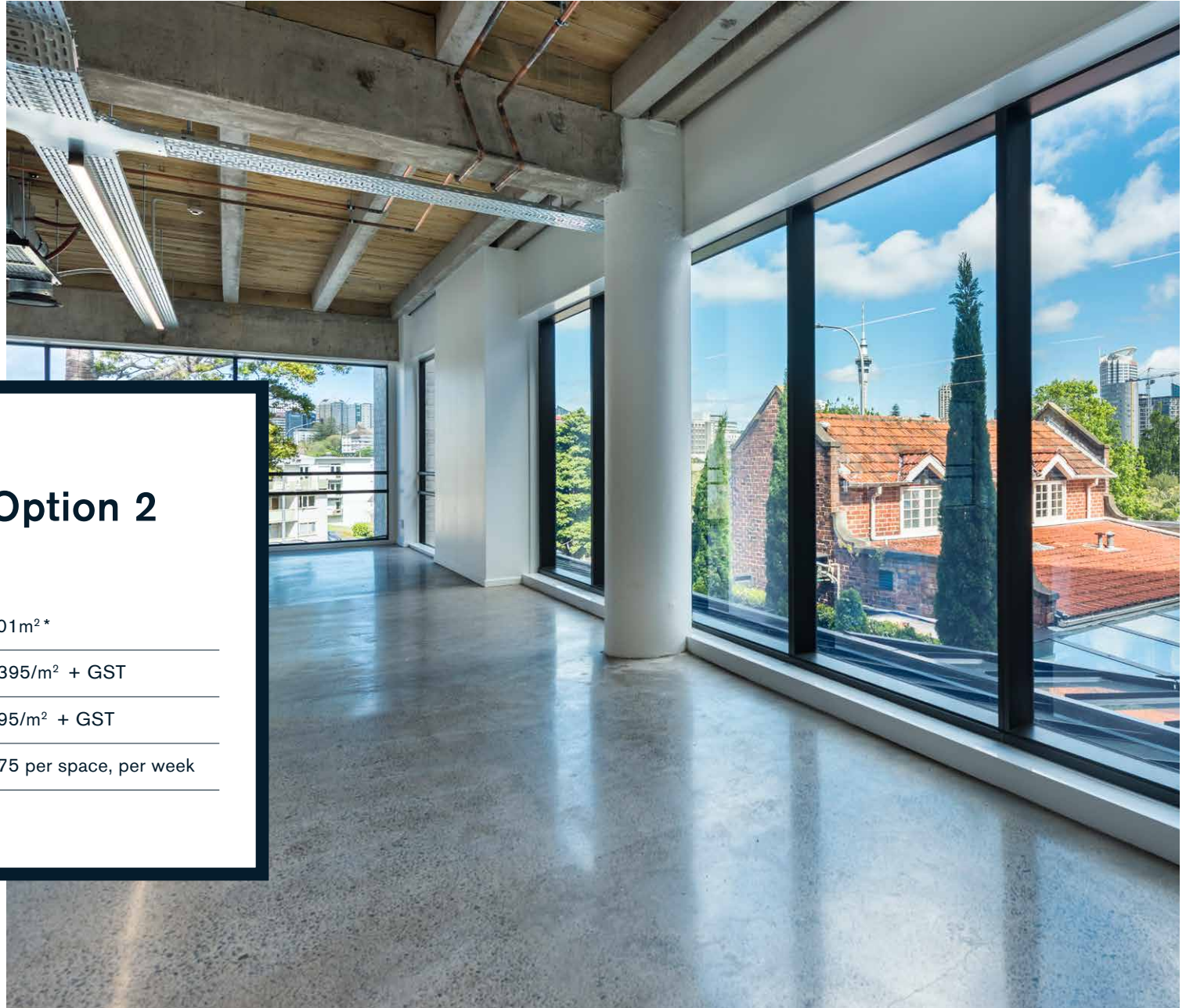


## Level 1 - Option 2

For Lease

Level 1 whole	701m <sup>2</sup> *
Rental Rear:	\$395/m <sup>2</sup> + GST
Opex:	\$95/m <sup>2</sup> + GST
Car Park Rental:	\$75 per space, per week

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## Combine the two and make one large space!

- 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

Lease both tenancies to one tenant and Vantage will combine them and upgrade Tenancy A to the same standard as B.

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