



Commercial Properties Ltd is a subsidiary of City Living Group Ltd. The Group is committed to developing innovative lifestyle, commercial and industrial environments in the Lower North Island.

They have completed a wide range of residential, commercial and industrial developments; design/build/lease back, residential, commercial, industrial buildings and land subdivisions.

Portfolio of current and completed projects can be viewed on www.citylivingnz.com.

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Avalon Business Park



Purchase or Lease
Flexible Warehouse - Office - Showroom



LOCATION

- Easy Access to State Highway 1 & 2
- 5 minutes to CBD Lower Hutt





FLEXIBLE WAREHOUSE/OFFICE/ SHOWROOM UNITS

- Warehouse sizes from 96m²
- Electric roller door, glazed front including entry passage door and veranda
- Options: Concrete mezzanine office floor from 49m²—60m²
Services cluster to include toilet and kitchen facilities
- 3 phase electricity
- Units can be amalgamated

KEY BENEFITS

- New purpose built facility
- Extensively landscaped setting
- Buy or Lease in tight Wellington market
- Flat site with excellent access
- Architects: Craig Craig Moller
- Concrete structure for low maintenance and permanence
- 6 metre stud height
- Covenants on all units to maintain in use quality and consistency
- Onsite Parking
- Freehold Titles

CCM The design of the business park facades incorporates the repetition of strong elements with controlled proportions to produce buildings which read strongly as objects in the landscape whilst maintaining a human scale.

Concrete structural fins are expressed externally to break up the façade and create a rhythm of line and shadow. The arrangement of windows and roller shutter doors are mirrored about these fins to provide a balanced and symmetrical façade. Strong graphics are added to the roller shutter doors to enhance the rhythm of the facades and to identify individual tenancies.

Canopies are introduced over the glazing to provide protection to the doors and to give the tenancies a defined area of signage. By limiting the signage area, the colour scheme for the development is controlled and will remain simple and gentle.

Exposed lengths of concrete wall panels will be textured with corrugated formwork to provide visual interest. Exposed aggregate concrete hard-standing in front of the units is used to provide an appropriate foreground.

This building type relies upon a careful composition of a small number of large scale elements (concrete panels, glazing and roller shutter doors). The texturing of the concrete and the detailed treatment of elements such as the fenestration, canopies, down pipes and concrete edge protection are used to introduce human scale and visual interest appropriate for a development of this type on this site.

Craig Craig Moller Architects Wellington

