



The Cube on Queen.  
Own. Invest. Secure the best.

11 Cube Court, Richmond  
Information Memorandum

**RayWhite**

# Own your own premises. Be your own landlord.



*Don't miss this exciting opportunity to invest or own your own premises at The Cube on Queen, ideally located off Lower Queen Street at 11 Cube Court, Richmond. Join the thriving community of local businesses who have already made The Cube their base, and be part of the next wave of Tasman's business success.*



***Flexible, mixed use units***

The Mixed Business complex will provide flexible use options on freehold unit titles, desirably priced for commercial ownership and investment. With eleven floor plans to choose from, the options are endless.

***Sized to suit***

Units range from 45sqm to 400sqm - ideal for office use, tradespeople, small business operators, distributors, online retailers, logistics companies or for personal storage.

***Easy street access***

With easy, ground floor access directly from Lower Queen Street and a 3.6m high roll-a-door, the units are designed with larger vehicles in mind (including up to 11 metre truck movements).

***Room to grow***

Increased floor space can be created with the addition of an optional mezzanine floor, within the 6-metre stud height - ideal for extra office or storage space.

***Modern amenities***

Each unit features 6-metre stud height, fibre Internet connectivity, modern kitchenette (excludes C1) and WC, clear roof panelling and convenient parking in front of your unit.

***Additional car parking***

In addition to each unit's designated space, we've created a dedicated car park area for businesses needing extra parking.

***Stylish & secure***

Landscaped grounds provide an attractive environment, while security features include 24/7 video surveillance and vehicle number plate recognition.

***Cube Square***

Featuring a welcoming communal area that comes alive during coffee and lunch breaks, with the idea to, connect, and network with fellow business owners on a daily basis.

***Priced from just \$249,000 + GST***



# Investment Highlights





Eleven floor plan options



Mezzanine option



Mixed Business Zone



Freehold Unit Title



Constructed using concrete tilt slab



6m stud height allowing for extra storage volume



24/7 access



Designed for 11-metre truck movements



24/7 Video surveillance



1km to Richmond CBD  
14km to Nelson CBD  
9km to Nelson Airport



- |                                   |  |
|-----------------------------------|--|
| 1. Berryfield Crossing            | 8. Connings Food Market & The Junction Shops |
| 2. NPD (Lower Queen Street)       | 9. TDC Library                               |
| 3. Silky Otter Cinema             | 10. Snap Fitness                             |
| 4. Sprig + Fern Berryfields       | 11. Richmond Mall                            |
| 5. BestStart Berryfields Crossing | 12. Town & Country Vet                       |
| 6. The Goods Espresso Bar         | 13. The Meadows                              |
| 7. Z Station                      | 14. Go Accounting                            |

Richmond Boundary



2km radius from Cube



Water



Motor way

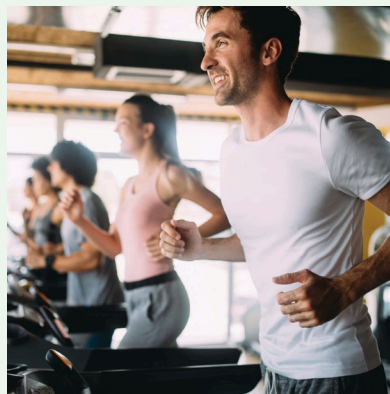




# Exceptional location

The Cube on Queen backs onto Appleby Fields and The Meadows, an up-and-coming, desirable subdivision. This highly sought after location features restaurants, cafes, a school, a lifestyle village, and a cinema, as well as a two childcare centres adjacent to The Cube on Queen.

- 1 km to Richmond's main street, Sundial Square and Richmond Mall
- 1 km from State Highway 6 which takes you straight to The Airport (9km), Port Nelson (14km), and Nelson City (15km)
- Access Lower Queen Street straight from State Highway 6
- Convenient to bus routes and bus stops
- A&P Showgrounds nearby
- Close to an established lifestyle village



# Masterplan



- |                           |                             |                            |
|---------------------------|-----------------------------|----------------------------|
| <b>C1</b> Unit Type 48sqm | <b>C3</b> Unit Type 146sqm  | <b>C5</b> Unit Type 45sqm  |
| <b>C2</b> Unit Type 72sqm | <b>C4</b> Unit Type 192sqm  | <b>C6</b> Unit Type 58sqm  |
| <b>C7</b> Unit Type 48sqm | <b>C9</b> Unit Type 146sqm  | <b>C11</b> Unit Type 45sqm |
| <b>C8</b> Unit Type 72sqm | <b>C10</b> Unit Type 192sqm |                            |



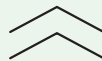
*Included:*



Kitchenette with over cupboards, Trizone bench top\*



Auto garage door opener to 3.6m high front roller door



Clear roofing panel



Fire alarm



Toilet and hand basin



Electrical LED lights and double power outlets



CCTV - outside covering The Cube on Queen



Landscaped common outdoor space

\*No kitchenette included with Cube 1.

*Backyard option Cubes include:*



Extra land and concrete



Extra tap



1.8m fence



2.2m high rear garage door

# Our team of local experts



## *Collett Group – The Developer*

The Collett Group brings a wealth of knowledge, skills and innovation to the development and construction sector. Collett Group is directed by Simon Collett and supported by Operations Manager Gina Grimwood, both of whom have extensive land development, housing, and commercial project experience. Simon has built thousands of homes and developed hundreds of sections across the top of the South Island and has consistently been the region’s largest homebuilder for many years. Gina has been involved in multiple developments, also delivering hundreds of sections.

Their combined relationships, skills, knowledge, forward thinking and innovation make for an outstanding team. They love all types of development, building strong teams and really putting their heart and soul into delivering projects, with a focus on supporting the community.



## *Coman Construction – The Builder*

Established in Nelson in 1987, Coman Construction Ltd, is a member of the Master Builders Federation and a Licensed Building Practitioner. Since its inception, the company has experienced steady growth, accumulating a portfolio of varied commercial projects. Driven by a continued emphasis on tested methodologies and a pursuit of excellence, Coman Construction presently employs 30+ full-time staff, making it one of the largest construction firms in the upper South Island.

With a sound reputation for professional management and achieving time and budget targets, the company is highly regarded and respected throughout the region. They’ve received recognition from many industry professionals, endorsing their excellence in quality of work, contract management and ability to work to tight construction programmes.





### ***Premier Services – The Architect***

Premier Services is a fresh, client-oriented architecture firm committed to excellence in custom architecture and design for residential, commercial and industrial buildings. A member of the Design Association of New Zealand, the firm manages projects from initial concept or feasibility right through to building completion.

With an experienced team of in-house architectural designers, Premier Services has earned a reputation for delivering its projects on time and on budget. By translating needs into workable building solutions, their innovative designers specialise in blending classic lines and contemporary design. A collaborative mindset is the bedrock of their approach, with the team fully engaged in working with their client to solve the design, support clients throughout the process and ensure success.



### ***Staig & Smith – The Engineer***

Staig & Smith Ltd is a long-established Surveying Consultancy with its origins dating back to 1950. Times have changed considerably, and they have changed with them. Expansion of services to meet the varied requirements of their clients has seen Staig & Smith Ltd develop into a multi-discipline company. The company has offices in Nelson and Christchurch, and serving private, corporate, government and local authority clients throughout the lower North Island, the West Coast and the South Island.

Staig & Smith Ltd employs professional planners and surveyors along with engineering staff and support staff, backed by modern systems and technology. The company offers a broad base of services to assist clients in bringing their projects to fruition.



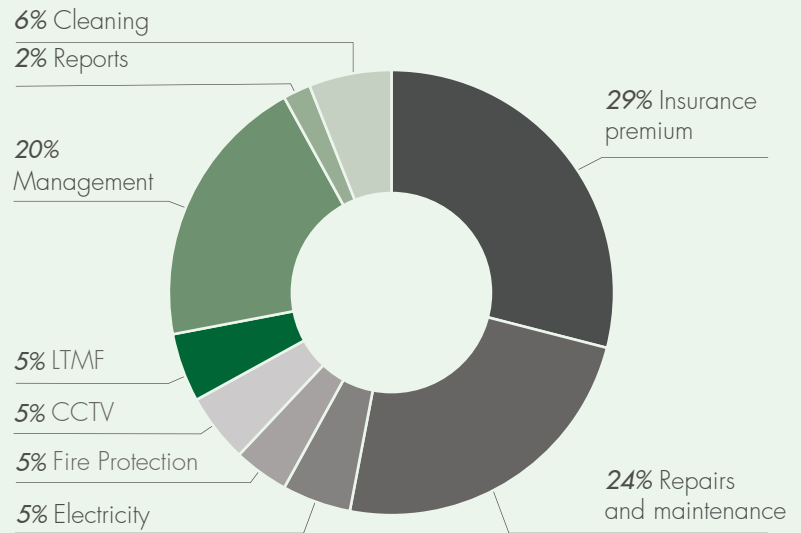
# Body Corporate Information and TDC Rate Information

Auckland Body Corporate has been engaged to manage The Cube on Queen Body Corporate. They are well known for their strong commitment to applying best practices, ensuring full compliance with all regulatory requirements, and adopting a proactive maintenance approach.

The Body Corporate is governed by the Unit Titles Act 2010 and its Regulations 2011, and Utility Interests determine apportionments.

The pie chart provides a broad overview of the budget, based on estimates and quotes derived from the information available to date. The largest cost in the annual budget is building and infrastructure insurance. The Body Corporate oversees and manages the building insurance.

For clarity, the budget excludes TDC rates and costs related to the unit's interior and rubbish collection.



<i>Est. BC Fees (p.a.)</i>	<i>Est. TDC Rates (p.a.)</i>	<i>Internal Unit Size(sqm)</i>	<i>Cube Type</i>
\$2,398.12	\$2,731.99	48	Cube 1
\$3,121.00	\$3,227.66	72	Cube 2
\$5,099.45	\$4,030.07	146	Cube 3
\$2,098.00	\$2,018.34	45	Cube 4
\$3,082.00	\$2,859.03	58	Cube 5
\$5,310.00	\$5,664.00	118	Cube 6
\$4,365.00	\$4,656.00	97	Cube 7
\$13,930.00	\$11,940.00	398	Cube 8
\$7,920.00	\$5,940.00	198	Cube 9
\$4,627.00	\$4,320.00	90	Cube 10
\$6,566.00	\$5,400.00	180	Cube 11

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