

TOTAL property



Southbound

There's strategic opportunity on the mainland for investors looking to widen their acquisition net.

Rent control

Faced with surging inflation, commercial property owners are looking to recoup costs through rent structures.

FEATURING

17

COMMERCIAL PROPERTIES
FOR SALE FROM AROUND
NEW ZEALAND

Brand new Rosedale industrial trophy

Rosedale, North Shore, Auckland

SOLD

**Total
Property
Case Study**



- 427sqm (approximately) industrial unit
- Eight-metre (approximately) high stud warehouse
- Comprising of 253sqm warehouse, 87sqm office and 87sqm showroom
- Four exclusive car parks
- Three-phase power and electrical roller door

Offered to the market is this 427sqm (approximately) industrial property with excellent ratio of warehouse versus office in a market favoured Rosedale location.

This location provides for excellent connectivity, with easy access to Auckland's major motorway arterials and interchanges, proximity to residential precinct, schools, university, shopping mall and various amenities.

427_{sqm}  4 

Sold by Auction

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$2,640,000

Yield
3.98%

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Property Details

Floor Area	427sqm (approximately)
Car Parks	Four (4) exclusive
Zoning	Business - Light Industry

Tenancy Details

For sale or lease with vacant possession.

Sale Summary

Initially a lease with a view to market for sale. Received one leasing offer \$105,000pa + GST and outgoings. Vendor decided to sell with vacant possession. Bayleys created maximum value for the vendor. The Total Property campaign generated over 30 interested parties who enquired on the property. There were five active bidders in the room and sold for \$2,640,000 + GST (if any).

Entry-level freehold investment opportunity

30-34 Birkdale Road, Birkdale, Auckland

SOLD

**Total
Property
Case Study**



- Established business for over 20 years
- Total net rental \$35,676pa + GST and outgoings
- Immediate rental growth
- Building comprises 180sqm (more or less) on fee simple title
- Zoned Mixed Use - Business Neighbourhood Centre

Held by the same owner for over 20 years, Bayleys is pleased to present for sale a freehold bite-sized investment in Birkdale on Auckland's North Shore.

As rare as it gets the property presents an affordable commercial investment opportunity on a fee simple title with no body corporate. Situated on Birkdale Road the property provides a lucrative investment opportunity with secure income from two long standing tenants who have serviced the local community for over two decades.

177_{sqm}  180_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$680,000

Yield
5.24%

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Property Details

Land Area	177sqm (more or less)
Floor Area	180sqm (approximately)

Tenancy Details

Currently returning a net rental of \$35,676pa + GST and outgoings. Full tenancy details are available upon request.

Sale Summary

Marketed through Total Property nationwide. The campaign generated over 60 enquiries mainly from add value investors. There were two active bidders in the auction room and was sold under the hammer.

Herne Bay investment with upside

181 Jervois Road, Herne Bay, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Four well-presented two-bedroom flats returning \$126,880pa
- 701sqm freehold landholding with favourable THAB zoning
- Enjoy the income, landbank or investigate the development upside
- Offshore vendor liquidates!

Comprising four well-maintained 2-bedroom flats, this split-risk investment provides a conservative \$126,880 annual rental. Positioned on a flat 701sqm site on the northern slopes of Herne Bay with favourable Residential - Terrace Housing and Apartments (THAB) zoning, there are exciting development possibilities to consider. This tightly held, upmarket location is home to designer boutiques, award-winning hospitality and is moments from the CBD. Following long-term ownership, our offshore vendors are seeking an exit from this treasured asset. A proven performer that demands consideration!

Property Details

Land Area	701sqm
Floor Area	260sqm
Zoning	Residential - Terrace Housing and Apartment Buildings

Sale Summary

Marketed through Total Property 4, New Zealand Herald, OneRoof, TradeMe, Realestate.co.nz. A good level of enquiry was received over the campaign period. The property sold through Tender.

701_{sqm}  260_{sqm} 

Sold by

Tender (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$3,680,000

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Ponsonby Stunning Contemporary Office

19A Blake Street, Ponsonby, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Strategically located city fringe 859sqm freehold property
- Business - Mixed Use zoning provides multiple options for redevelopment
- Located in close proximity to numerous residential and commercial precincts and amenities
- Excellent road frontage and exposure on a main arterial route

The property occupies a prominent standalone position and is one of seven units in a boutique complex that strategically sits on 1,336sqm of Mixed-Use land in the established and sought-after city fringe suburb of Auckland. A lofty stud height, floor to ceiling glazing and a large open plan layout creates a warm and comfortable atmosphere, with the the added benefit of your own private deck.

Property Details

Floor Area	859sqm
Zoning	Business - Mixed Use

Tenancy Details

Currently tenanted on a residential tenancy. Full details on request

Sale Summary

Marketed through Total Property 4, New Zealand Herald, OneRoof, TradeMe, Realestate.co.nz. A good level of enquiry was received over the campaign period. The property sold through tender, Sale price is confidential.

859_{sqm} 

Sold by

Tender (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

Confidential

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Marua Road - bite sized investment

A/195 Marua Road, Mt Wellington, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- New three year lease returning \$35,000pa + GST and OPEX
- High profile 192sqm (approximately) industrial unit on Marua Road
- Affordable entry level investment
- Must view for investors of all types

Positioned on the road frontage of Marua Road, this bite sized investment presents a rare opportunity in a tightly held precinct.

This well presented unit has a new three year lease from April 2022 with rights of renewals. An attractive offering for investors looking for a first time purchase or looking to add to their portfolio.

Comprising approximately 192.64sqm, the property is split into warehousing, office and mezzanine storage.

Property Details

Floor Area	192.64sqm (approximately)
Zoning	Business Light Industry

Tenancy Details

Returning \$35,000pa + GST and outgoings.

Sale Summary

Small tenanted investment with road frontage onto Marua Road, sold to a passive investor for a yield of 4.2%.

193_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$825,000

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Vacant industrial unit on Marua Road

B/195 Marua Road, Mt Wellington, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 162.02sqm (approximately) industrial unit
- Located on Marua Road, a sought after industrial precinct
- Vacant possession - immediate occupation
- Extremely rare opportunity for owner occupiers

Located on Marua Road, this well presented 162.02sqm (approximately) industrial unit is perfect for owner occupiers looking for a lock up and leave, man cave or business storage. Opportunities of this type are rare and don't stick around long.

The unit comprises warehousing, office/amenities and mezzanine storage. A full height roller door provides good access to the warehouse.

Marua Road is sought after due to its proximity to the Eastern Suburbs and its access to main arterials and State Highway 1. This is an opportunity not to miss.

Property Details

Floor Area	162.02sqm (approximately)
Zoning	Business Light Industry

Tenancy Details

Sold with vacant possession.

Sale Summary

162sqm (more or less) vacant industrial unit on Marua Road purchased by an add value investor for \$4,938 per sqm.

162_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$800,000

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Prime Penrose industrial investment

103 Hugo Johnston Drive, Penrose, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- New 10 year lease to publicly listed NZX company Just Life Group
- Returning \$391,350pa + GST (net) with fixed annual growth
- Significant upgrades throughout, providing a superb working environment
- Functional building with excellent flow and well entrenched tenant

This superbly located industrial investment provides an opportunity for all passive investors to purchase a modern industrial building with a long term lease.

The property is located in Hugo Johnston Drive which is regarded as one of Auckland's most sought after streets due to its access to main arterials and State Highway 1 being within 1km.

Overall, a rare opportunity to purchase an affordable industrial investment to a publicly listed company that ticks all the boxes.

Property Details

Land Area	2,987sqm (more or less)
Floor Area	2,017.20sqm (approximately)

Sale Summary

Well located in the Penrose industrial precinct. Received a good level of enquiry throughout the campaign with six unconditional offers on deadline day.

2,987_{sqm}  2,017_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
2 Harris Road, East Tamaki, New Zealand

Sale price
\$7,850,000

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Ben Lomond cracker - Deceased Estate

1/45 Ben Lomond Crescent, Pakuranga Heights, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Straight-forward industrial investment
- Clear span, medium stud warehouse of 335sqm
- Single-level office/showroom of 130sqm
- Tightly-held industrial precinct
- Prime street-front position

Take advantage of this rare opportunity and secure a street front industrial unit in one of Auckland's most tightly held industrial precincts. This tidy unit comprises of clear span warehouse with medium stud height and roller door access, presentable showroom, office and amenities plus fantastic road front signage opportunities.

The property is currently tenanted returning \$67,275pa net to longstanding tenant Reinst8 It Ltd, insurance reinstatement specialists.

Property Details

Floor Area	465sqm (approximately)
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Sale Summary

Property sold prior to deadline after strong initial interest from campaign launch.

465_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
2 Harris Road, East Tamaki, New Zealand

Sale price
\$1,675,000

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Substantial site with huge potential

66-68 East Tamaki Road, Papatoetoe, Auckland

SOLD

**Total
Property
Case Study**



- Substantial freehold site size at approximately 2,280sqm with a standalone building
- High profile site along arterial with approximately 48m of road frontage
- Business Town Centre Zone allowing for variety of development opportunities

The property is situated on the main arterial road on the western side from SH1 East Tamaki Road Exit and sees heavy traffic flow daily towards Papatoetoe township; positioned with 48m of road frontage, the site is accessible via dual driveways from the main road.

Neighbouring with KFC, Z Service Station with great catchment of going-home traffic; the site is close proximity to the Papatoetoe town centre which has been identified by Panuku Development as an area in strong demand.

Property Details

Land Area	2,280sqm (more or less)
Zoning	Business - Town Centre Zone

Sale Summary

Total property auction campaign plus full Chinese media coverage, around 20 passive enquiries across all market. We achieved an excellent price for the vendor.

2,280_{sqm} 

Sold by
Auction (unless sold prior)

Sale price
\$5,008,000

Source of Purchaser
Established Client

Purchaser Profile
Active add value investor

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A blooming opportunity

380-382 Ngati Maru Highway, Thames, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Multi tenanted investment
- Substantial property with excellent exposure
- Potential income circa \$95,000pa + GST/OPEX
- Future development potential

380-382 Ngati Maru Highway leading into the Thames township, offers substantial exposure for its tenants on the 18,210sqm (more or less) site bordering what is arguably the busiest road on the Coromandel Peninsula. There is an opportunity to have three tenants in place with two long standing commercial tenants being Aeroview Garden Centre and Tastebud Cafe complementing each other. A residential dwelling recently refreshed is currently vacant and situated to the rear of the property separate from the commercial tenants.

10,673_{sqm}  495_{sqm} 

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$1,750,000

Source of Purchaser
Referral

Purchaser Profile
Passive Investor

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Property Details

Land Area	10,673sqm (more or less)
Floor Area	495sqm (approximately)
Zoning	Rural

Tenancy Details

Multiple tenancies potential of returning circa \$95,000pa + GST/OPEX. Full tenancies are available upon request.

Sale Summary

Total of 29 enquiries throughout the campaign with four parties viewing the property. This campaign attracted substantial interest, resulting in five parties bidding at auction. Sold with two strong tenancies in place and the possibility to rent out the residential property on site, increasing the annual income was of interest to those who bid.

Desirable multi-tenanted industrial investment

2 Dunlop Road, Onekawa, Hawke's Bay

SOLD

**Total
Property
Case Study**



- Highly visible corner profile site with dual access
- Warehouse and office partitioned to provide six (6) tenancy areas
- Split risk investment with five (5) established tenants
- Seismic - 80% NBS
- Net income - \$93,200 + GST

A prominent industrial land holding ideally located within the Onekawa Industrial area providing warehouse, showroom and office accommodation. The property comprises two leasehold titles combined to provide 2,652sqm corner site on the Carnegie and Dunlop Roads intersection. Each parcel with 16.3 years to run on a 21-year perpetually renewable term, with 21-year rent reviews prescribed to 5% of freehold land values. The property appeals to a wide audience and variety of industrial and business users and sits in an affordable capital value bracket providing an excellent opportunity underpinned by the popular location and add value opportunity.

2,652_{sqm}  1,570_{sqm} 

Sold by

Auction (will not be sold prior)

52 Bridge Street, Ahuriri, Napier, New Zealand

Sale price

\$1,150,000

Yield

8.10%

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Property Details

Land Area	2,652sqm
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Sale Summary

Sold at auction under the hammer. There was multiple interest in the property with conditional buyers ready if the property was passed in. Total Property campaign with editorial.

Porirua penthouse with mega garage

47J Kenepuru Drive, Porirua, Wellington

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Apartment above with workshop below
- Both on periodic leases
- Yours to occupy or invest
- Under-rented - market rental \$35,861pa + GST (net) (if applicable)

Strategically located for the best access to SH1, virtually adjacent to the Kenepuru Link Road, the feeder to Transmission Gully and the Wellington Urban Motorway.

This special property comprises a ground floor workshop with first floor, two-bedroom apartment all presented in good condition. The workshop is accessed via roller door and comes with bathroom and kitchenette, with an additional office space which has independent access.

Whatever your thoughts, affordability is the key here, call to arrange an inspection, you won't be disappointed.

Property Details

Floor Area	206sqm
Car Parks	Four
Zoning	Industrial

Sale Summary

Marketed in Total Property Issue 4, Dominion Post, TradeMe, Realestate.co.nz and Bayleys. 25 inspections were completed. Four bidders at Auction resulted in a sale value of \$460,000, which translated to a yield of 8.03% on a potential net rental of \$35,861pa.

206_{sqm} 

Sold by Auction

Level 14, The Bayleys Building, 36
Brandon Street, Wellington, New
Zealand

Sale price
\$460,000

Yield
8.03%

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Award winning building

1 Aglionby Street, Lower Hutt, Wellington

SOLD

**Total
Property
Case Study**



- State of the art, highly visible offices
- Ample off street parking and amenities
- To be sold with vacant possession
- Seismic rating 100% NBS
- Potential net rental \$155,951pa + GST

Designed and built to exacting standards, with specifications to ensure maximum efficiency and creating a working environment to be envied.

In its current configuration the fitout will accommodate 28 people, which can increase to 39 with minor modifications.

Up to 14 car parks, 165sqm of garaging and storage enhance the first floor office and spacious meeting rooms.

Whether you are an owner occupier or investor, this is a rarely available opportunity to secure a property that you can be proud of.

Property Details

Land Area	607sqm
Floor Area	578sqm

Sale Summary

Marketed in Total Property Issue 4, The Dominion Post, TradeMe, Realestate.co.nz and Bayleys. 24 inspections were completed. Six tenders were received which resulted in the sale value of \$4,105,000 and translated to a yield of 3.79% on a potential net rental of \$155,900pa.

607_{sqm}  578_{sqm} 

Sold by Tender

Level 14, The Bayleys Building, 36
Brandon Street, Wellington, New
Zealand

Sale price
\$4,105,000

Yield
3.79%

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Affordable Petone investment

32 Sydney Street, Petone, Wellington

SOLD

**Total
Property
Case Study**



- Long established nationwide industrial tenant
- Superb central Petone location
- Well maintained, fit for purpose warehouse
- Net rental \$55,366pa + GST

32 Sydney represents an excellent opportunity to secure a passive, industrial investment in a premier location.

This medium stud building has been well maintained under its current long term ownership and fit for purpose for warehousing and distribution.

The national Tenant, USL Multistrut are suppliers of cable management, support and bracing systems for the construction and service industries and have occupied the property for decades.

Property Details

Land Area	463sqm
Floor Area	346sqm
Car Parks	Four
Zoning	Commercial

Sale Summary

Marketed in Total Property Issue 4, The Dominion Post, TradeMe, Realestate.co.nz and Bayleys. 15 inspections were completed. Five bidders resulted in a sale value of \$992,500, and translated to a yield of 5.58% on the net rental of \$55,366pa + GST.

463_{sqm}  370_{sqm} 

Sold by Auction

Level 14, The Bayleys Building, 36
Brandon Street, Wellington, New
Zealand

Sale price
\$992,500

Yield
5.58%

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Simple clean industrial investment

Unit 8, 4 Glover Street, Ngauranga, Wellington

SOLD

**Total
Property
Case Study**



- Simple functional industrial investment
- Leased to national tenant - PPCS
- Part of popular Glover Court unit title complex
- Practical warehouse with generous car parking
- Net rental \$92,353pa + GST

Unit 8 Glover Street is a tidy warehouse unit within a well regarded industrial complex in Ngauranga. The unit has a generous stud height, two roller doors and two level office/amenities area. There are seven car parks in front of the unit with good access to both roller doors.

Ngauranga is Wellington's premier industrial location at the intersection of State Highways One and Two, providing easy access to Wellington City Porirua and Lower Hutt. The property represents an excellent opportunity to secure a passive easy care investment in a premium location.

864^{sqm} 

**Sold by
Auction**

Level 14, 36 Brandon Street, Wellington,
New Zealand

Sale price
\$1,332,000

Yield
6.76%

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Property Details

Floor Area	864sqm
Car Parks	Seven
Zoning	Business

Sale Summary

Marketed in Total Property Issue 4, Dominion Post, TradeMe, Realestate.co.nz, and Bayleys. Eight inspections were completed. Four bidders resulted in a sale value of \$1,332,000, and translated to a yield of 6.76% on the net rental of \$92,353pa + GST.

Big motivation - retiring Vendor wants sold

5/295 Blenheim Road, Middleton, Christchurch

SOLD

**Total
Property
Case Study**



- Warehouse, showroom and office on a major arterial with a northerly aspect in the popular industrial area of Middleton
- Two well established tenants on attractive lease terms
- Significant growth opportunity
- Rental income of \$120,000pa + GST and outgoings

1,039_{sqm} 

Sold by
Auction (unless sold prior)

Sale price
\$1,910,000

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This outstanding industrial property is in an ideal position. It is adjacent to The Warehouse, Hubbers Furnishing and other well known businesses. This general locality has been subject to strong tenant demand over recent years given its central location and quality of development in the area.

A great opportunity for a savvy property investor who demands location, industrial sector and favourable lease terms.

Offered to the market with real motivation by determined and retiring vendors.

Property Details

Car Parks	10
Warehouse	550sqm (approximately)
Showroom/office	338.6sqm (approximately)
First floor office	171sqm (approximately)
First floor car parks	Four

Sale Summary

Relatively quiet campaign with three viewings. Sold under the hammer with two active bidders participating. The purchaser purchased over the phone and had not viewed the property.

Essential Investment

3/29 Shands Road, Hornby, Christchurch

SOLD

**Total
Property
Case Study**



- Long term tenant with a six year lease plus renewal option
- Staywell Pharmacy has been in occupation since 2006
- Net yearly rental of \$52,383 + gst and full outgoings
- Popular high profile strip retail and office development
- 70% of the New Building Standard

After many years the dual owners have decided to divest this superb investment and go their separate ways. Staywell Pharmacy, established here since in 2006, entered into a new six year lease in 2019 with a further renewal of six years through to 31 March 2031.

Located in a popular strip retail and office complex, with plenty of parking, neighbours include The Toolshed, Henry's Liquor, Hell Pizza, Work and Income, Liquid Laundromat and Metro Mart. The Hornby Hub, Mega Mitre 10, Countdown and Dress Smart Mall are close by, the premises enjoys significant profile and the substantial passing traffic flows of Shands Road.

A highly regarded Tenant, an essential business, makes this an essential investment well worth consideration.

247_{sqm} 

Sold by
Auction (unless sold prior)

Sale price
\$860,000

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

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Property Details

Floor Area	247sqm
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Sale Summary

After limited enquiry, this property sold at Auction for \$860,000 representing a yield of 6%.

