



Boundary lines are indicative only

Information memorandum

Plimmerton, Porirua
11-23 Ulric Street

Prepared by Capital Commercial (2013) Limited
Total Property 4 - July 2025

BAYLEYS



Boundary lines are indicative only



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 11-23 Ulric Street, Plimmerton for sale by way of Tender (unless sold prior) closing at 4:00pm, Wednesday 2nd July 2025.

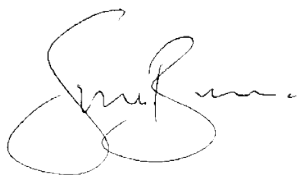
11-23 Ulric Street offers a substantial industrial landholding with rare scale and strategic appeal only 25 minutes north of Wellington.

The property offers a level industrial land platform with excellent access from Ulric Street. The sitting tenant is occupying a portion of the site on periodic terms, providing holding income and flexibility for new owners to occupy all, part or develop as they see fit.

Forward thinkers will recognise the strategic potential this site offers. Quality occupation or development offerings of this scale are seldom found in such high activity locations, with Plimmerton in the midst of a growth curve with close proximity to major residential developments and key arterial routes.

With industrial land supply tightening and demand surging from both occupiers and developers, this property presents a compelling opportunity to secure a foothold in the rapidly evolving northern Wellington market.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.



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[bayleys.co.nz/3258631](https://www.bayleys.co.nz/3258631)

Executive summary

The property



Property address

11-23 Ulric Street, Plimmerton, Porirua



Legal description & record of title

Lot 104 Deposited Plan 365644.
266116



Land area

15,512sqm



Holding net income

\$38,606pa + GST and Outgoings
FY2023/2024



Occupancy

Periodic monthly lease



Tenant

Composting NZ



Zoning

Industrial

The sale process



Method of sale

Tender (unless sold prior)



Tender date

4:00pm, Wed 2nd July 2025

Key highlights

- Uniform site with level access
- Opportunity to occupy or subdivide
- Central to significant residential development projects
- High growth commercial area
- Holding income of \$38,606+ GST and OPEX





The property

This parcel of industrial land is positioned in a key growth location in Porirua's Northpoint commercial area and offers a uniform landholding with limited on-site improvements, currently tenanted on a monthly basis by Composting NZ.

The site consists of level metal basecourse yard with circa 13,500sqm of the title classified as usable area. Zoned industrial, the site has been used to house a landscaping supplies depot and contains a port-a-com style office and amenity block with all services connected.

The site is more or less a uniform shape, with level access onto Ulric Street.

Key features

- Circa 13,500sqm usable area of metal basecourse yard
- Office and amenity block connected to services
- Level access from Ulric Street
- Key positioning in growing commercial district

Property attributes

Land area	15,512sqm
Usable area	13,500sqm (approx.)

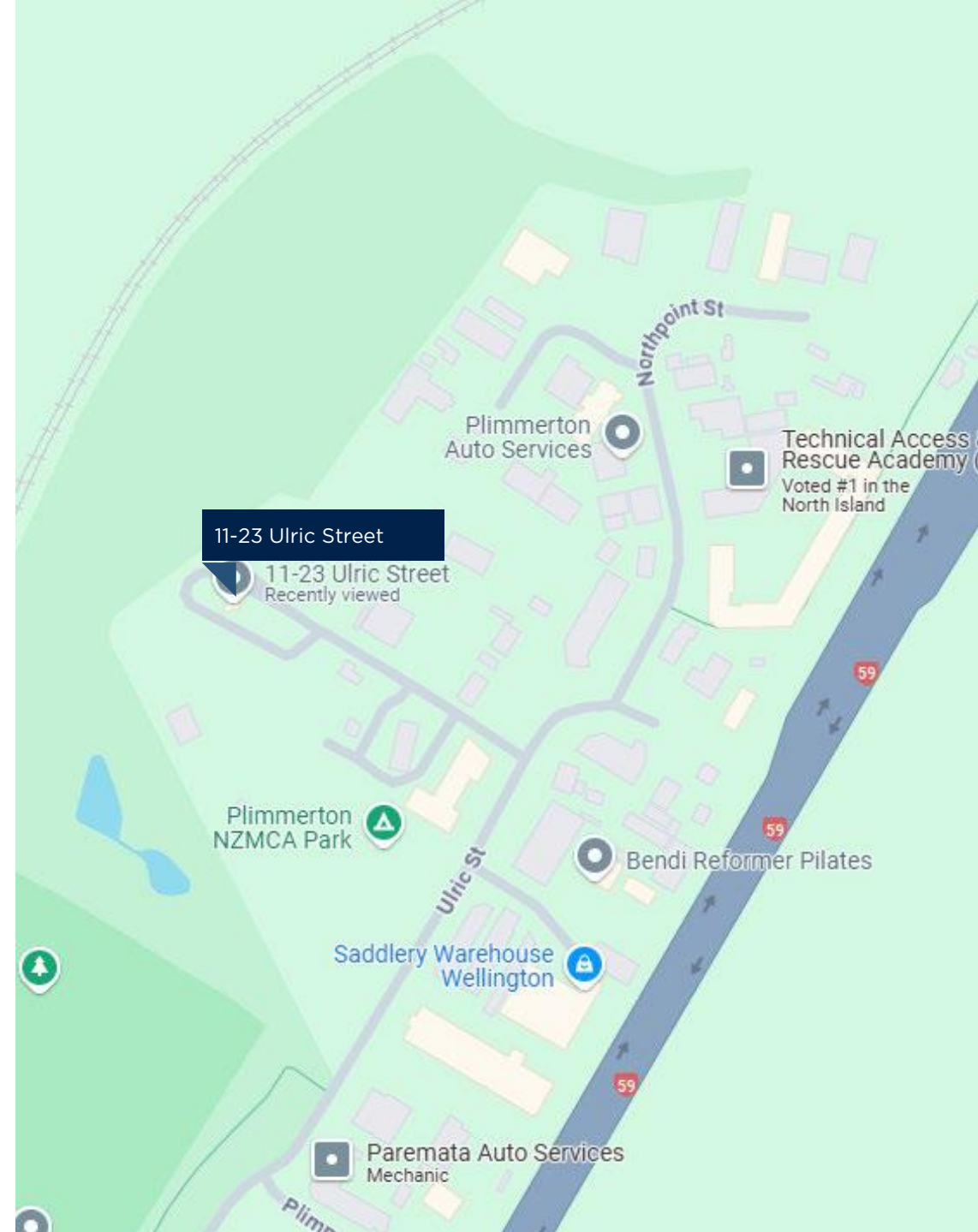
The location

11-23 Ulric Street is centrally located within the Northpoint Commercial area, a key growth district in close proximity to several residential developments of regional significance.

Northpoint is a highly sought after location with commercial and industrial elements utilising the excellent access to the State Highway network and connections North to the Kapiti Coast.

The area is characterised by industrial SME's and civic contracting operators such as Everiss Civil and Edward's and Hardy Roofing, alongside traditional industrial users making use of the flexible industrial zoning across the area.

The popularity of Northpoint as a location is underpinned by its ease of access by road, versatile sites of various scale and scope, and increasingly realised centrality to the Greater Wellington Region.



Legal description and zoning

Legal description	Lot 104 Deposited Plan 365644. 266116	
Tenure	Fee Simple	
Land area	15,512sqm	
Rating valuation	Land value	\$3,800,000
	Value of Improvements	\$-
	Capital value	\$3,800,000
Local authority	Porirua City Council	
Zoning	Industrial	

Zoning

The Industrial Zone allows for a wide range of industrial & commercial uses with a current Height Limit of 10m.

The Proposed District Plan which was notified August 2020 zones the property as General Industrial with a substantially higher 20m Height Limit





Tenancy overview

Tenant	Composting NZ Ltd
Lease term	Periodic (monthly)
Lease type	Net lease
Net income	\$38,606 + GST

*All figures exclude GST.

Potential rental

Description	Area	\$psm	Potential gross rental pa
Industrial yard	13,500	\$35	\$472,500
Total			\$472,500

*All figures exclude GST.





Operating expenses

Description	Annual expense
Rates	\$47,275
Total	\$47,275

*All figures exclude GST.

Potential income summary

Total potential gross income	\$472,500
Less: outgoings	\$47,275
Total potential net income	\$425,225

*All figures exclude GST.

The sale process

11-23 Ulric Street, Plimmerton is being offered for sale by way of Tender (unless sold prior) closing at 4:00pm, Wednesday 2nd July 2025 at Level 14, The Bayleys Building, 36 Brandon Street, Wellington.

To assist purchasers with their assessment of the offering an online due diligence data room is available.

www.propertyfiles.co.nz/property/11_23UlricStreet

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3258631



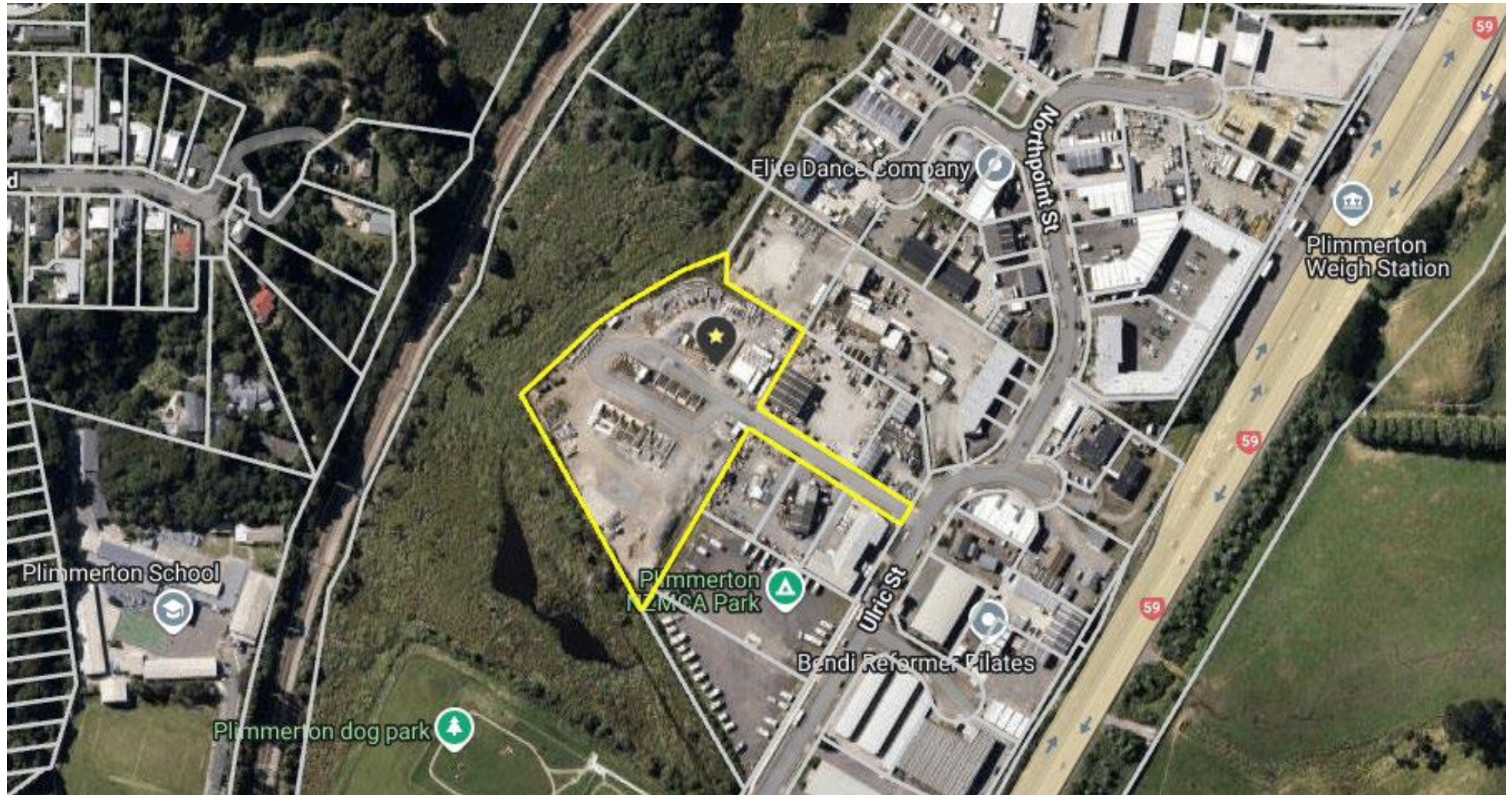
Appendices



Appendices

- Aerial
- Certificate of Title

Aerial





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **266116**

Land Registration District **Wellington**

Date Issued 12 July 2006

Prior References
80691

Estate	Fee Simple
Area	1.5553 hectares more or less
Legal Description	Lot 104 Deposited Plan 365644
Registered Owners	
	Tatiana Contracting Limited

Interests

Fencing Agreement with the Porirua City Council in Transfer 669238.3 - 5.2.1985 at 10.35 am

B714207.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 26.3.1999 at 2:23 pm

5341072.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.9.2002 at 3:41 pm

5647823.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.7.2003 at 9:00 am

Subject to a right of way, water supply, telecommunications, sewage and water drainage, electricity and gas supply rights over part marked A and B on DP 365644 created by Easement Instrument 5647823.10 - 8.7.2003 at 9:00 am

Appurtenant hereto is a right of sewage drainage and water supply created by Easement Instrument 5647823.10 - 8.7.2003 at 9:00 am

The easements created by Easement Instrument 5647823.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) for water supply over part marked A and B on DP 365644 in favour of The Porirua City Council created by Transfer 5647823.12 - 8.7.2003 at 9:00 am

The easements created by Transfer 5647823.12 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) for electricity supply over part marked A and B on DP 365644 in favour of Vector Wellington Electricity Network Limited created by Transfer 5647823.13 - 8.7.2003 at 9:00 am

The easements created by Transfer 5647823.13 are subject to Section 243 (a) Resource Management Act 1991

6945095.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.7.2006 at 9:00 am

Subject to a water drainage right over part marked G, a sewage drainage right over part marked A,B,C & G and a right of way, water supply, telecommunications, sewage & water drainage, electricity & gas supply rights over part marked A,B & C on DP 365644 created by Easement Instrument 6945095.6 - 12.7.2006 at 9:00 am

The easements created by Easement Instrument 6945095.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a water drainage right over part marked G on DP 365644 created by Easement Instrument 6945095.7 - 12.7.2006 at 9:00 am

The easements created by Easement Instrument 6945095.7 are subject to Section 243 (a) Resource Management Act 1991

Certificate of title

Identifier **266116**

Subject to a water drainage right over part marked G on DP 365644 created by Easement Instrument 6945095.8 - 12.7.2006 at 9:00 am

The easements created by Easement Instrument 6945095.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a water drainage right over part marked C & G on DP 365644 created by Easement Instrument 6945095.9 - 12.7.2006 at 9:00 am

The easements created by Easement Instrument 6945095.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a water supply right (in gross) over part marked C on DP 365644 in favour of Porirua City Council created by Easement Instrument 6945095.10 - 12.7.2006 at 9:00 am

The easements created by Easement Instrument 6945095.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a electricity supply right (in gross) over part marked C on DP 365644 in favour of Vector Wellington Electricity Network Limited created by Easement Instrument 6945095.11 - 12.7.2006 at 9:00 am

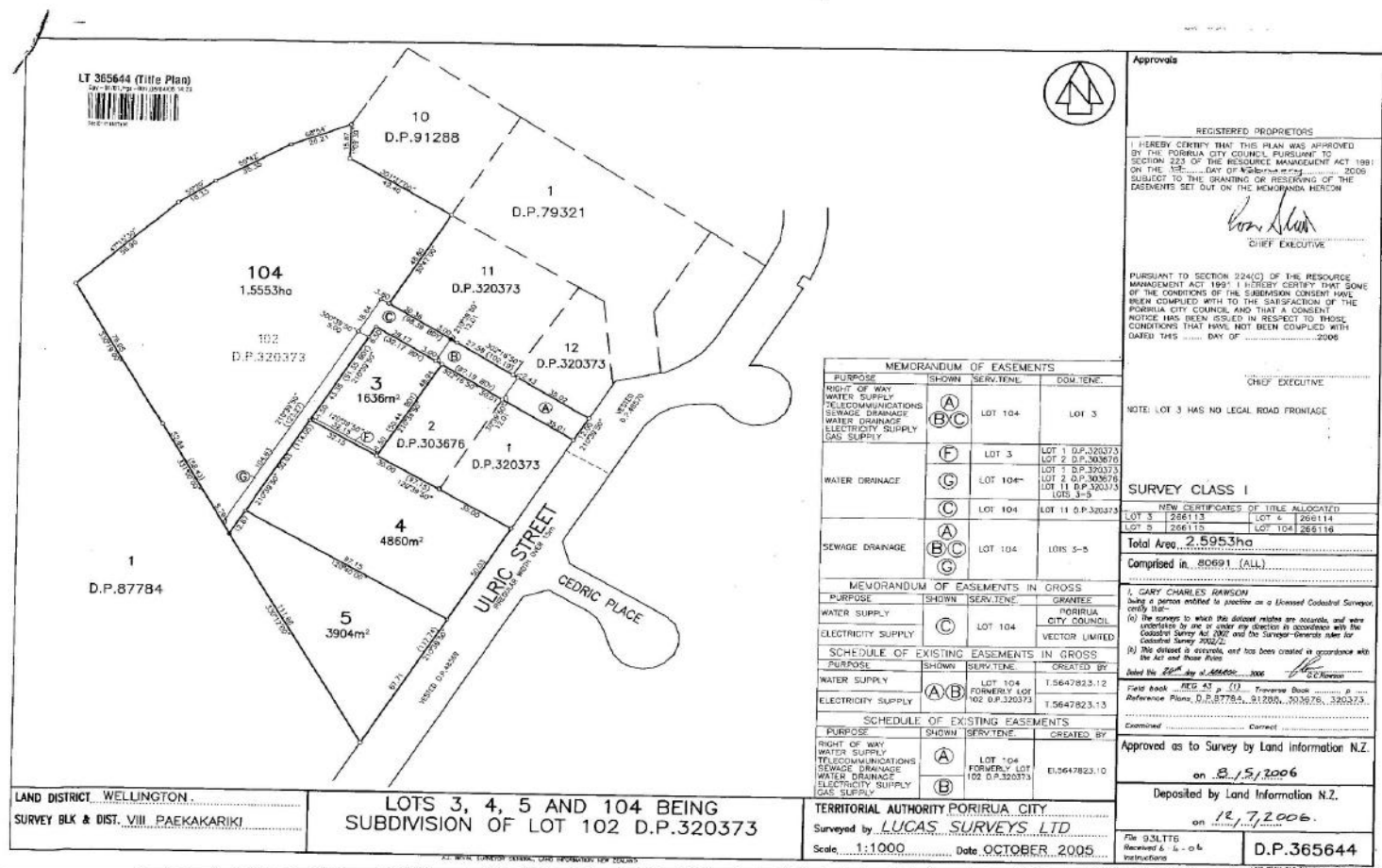
The easements created by Easement Instrument 6945095.11 are subject to Section 243 (a) Resource Management Act 1991

8573988.4 Mortgage to Bank of New Zealand - 1.9.2010 at 1:00 pm

Certificate of title

Transaction ID 572314
Client Reference them0109

Search Copy Dated 19.05.25 5:28 pm, Page 3 of 3
Register Only



Identifier 266116

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