



Information memorandum

Gracefield, Lower Hutt
Unit 4, 50 Gracefield Road

Prepared by Capital Commercial (2013) Limited
Total Property 6 - September 2025



PARK





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The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 4, 50 Gracefield Road, Gracefield for sale by way of Price by Negotiation.

This is a premium opportunity to secure a high-quality 230sqm showroom/warehouse unit in the well-established and highly regarded Gracefield Business Park.

Immaculately presented, the property offers a versatile layout with a generous office, excellent warehouse space, and superb access for logistics and deliveries.

With a potential net rental of \$49,369 +GST per annum, this property presents strong investment credentials while also being a compelling option for investors or owner-occupiers seeking a strategic operational base.

Located close to key arterial routes and just minutes from the Lower Hutt CBD, this property offers an exceptional blend of functionality, accessibility, and long-term value.

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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CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008



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bayleys.co.nz/3258966

Executive summary

The property



Property address

Unit 4, 50 Gracefield Road, Gracefield



Legal description & record of title

UNIT 4 DP 396210-AU4A
383624



Floor area

230sqm



Car parking

Two (2)



Potential Net income

\$49,369pa + GST



Occupancy

Vacant Possession



Seismic rating

Built in 2008



Zoning

Industrial Zone A

The sale process



Method of sale

Price by Negotiation.

Key highlights

- Vacant showroom/warehouse
- Add to your portfolio, or get out of the rent trap!
- Potential net rental \$49,369pa +GST





The property

On offer is a high-stud warehouse unit in the sort after Gracefield Road business park. The unit has a well-appointed ground floor office and amenities with a mezzanine area for meetings or storage.

The business park is complimented with a modern, high-spec industrial solution, ideally suited for a range of commercial operations. The warehouse structure features high-stud clearance, wide-span interiors, and large roller door access, making it ideal for efficient operations and storage.

Inside the warehouse is a smartly integrated office and amenities, offering a professional frontage and functional workspace without compromising on floor area.

Key features

- Roller Door – 5.1m
- Stud Height – 6.6m
- Unit lengthen – 19.7m

Property attributes

Floor area	230sqm
Age	Built 2008

Floor area breakdown

Description	Area (sqm)
Warehouse	170
Ground floor office	30
Mezzanine	30
Total	230sqm
Car parks	Two (2)

The location

The property is located on the eastern side of Gracefield Road, in Wellington's main industrial precinct of Seaview/Gracefield.

Surrounding properties comprise medium to large industrial complexes, typically containing substantial warehouse facilities with associated yard, offices and showrooms.

Gracefield Road is one of the major north south interconnectors running through the heart of the precinct.

This gives the property excellent access to all locations throughout Greater Wellington and makes it a popular location for several significant national tenants including Dulux, Winstone Wallboards, Place Makers, Steel & Tube, VTNZ, Allied Pickford etc.



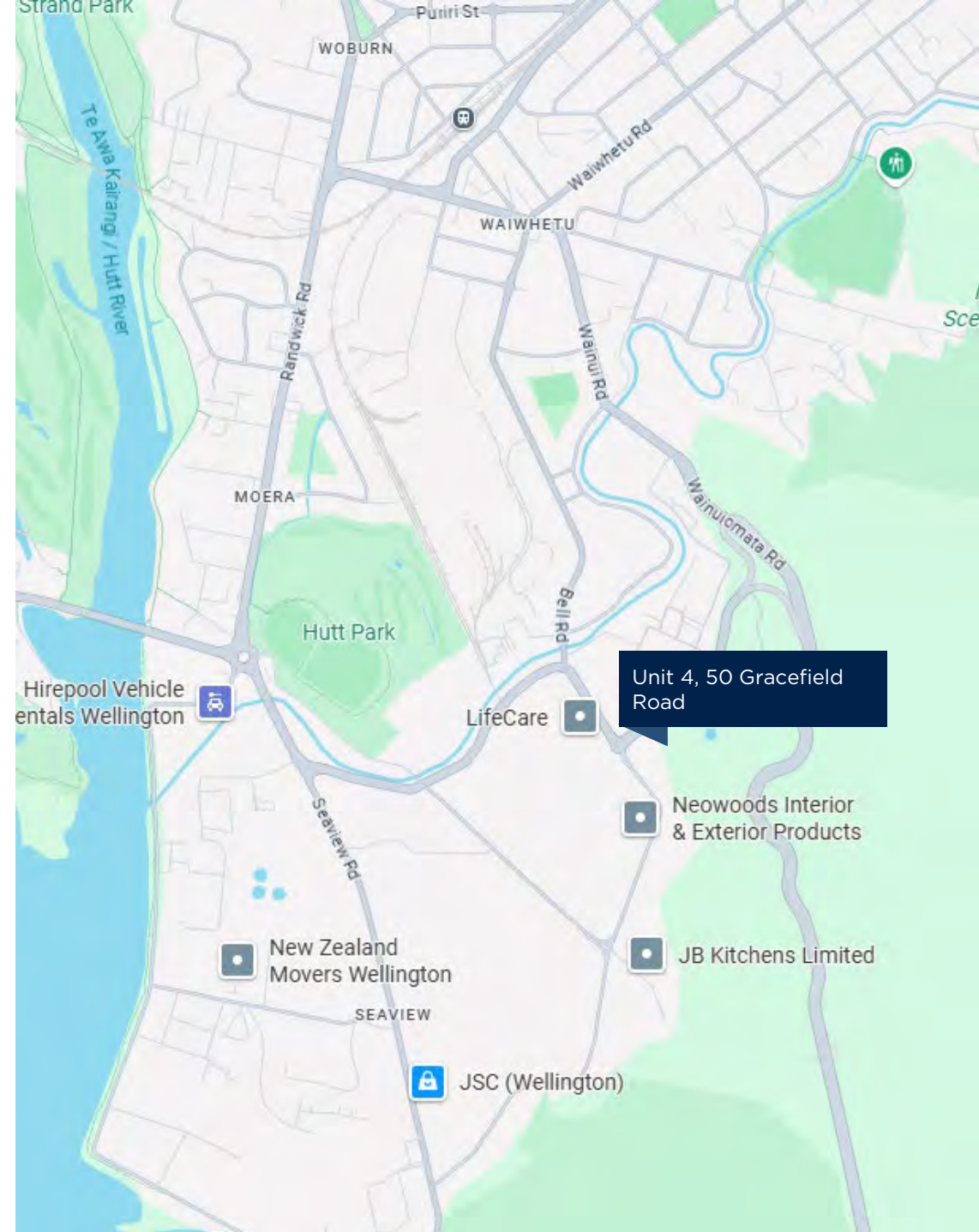
Transport

The location is well serviced by public transport and is close to all major transport routes.



Amenities

Seaview/Gracefield is serviced by a number of small café's, takeaways and hospitality operations.

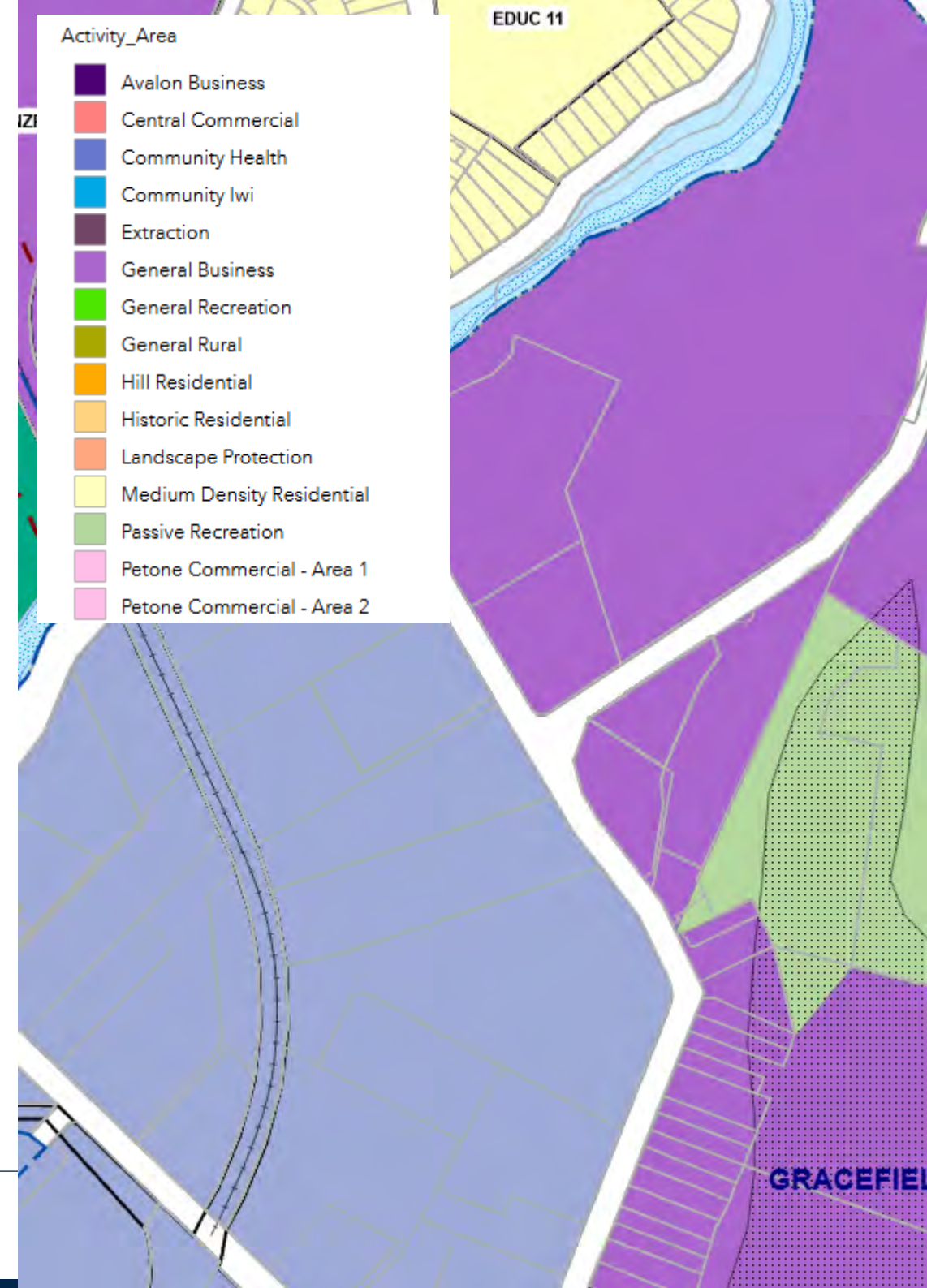


Legal description and zoning

Legal description	UNIT 4 DP 396210-AU4A 383624	
Tenure	Stratum in Freehold (Unit Title)	
Rating valuation	Land value	\$280,000
	Value of Improvements	\$480,000
	Capital value	\$760,000
Local authority	Lower Hutt City Council	
Zoning	General Industrial	

Zoning

The property is zoned General Industrial under the District Plan. This is a broad ranging zoning allowing for uses from light industrial, to warehousing and storage; trade sales, car yards, technical workshops and the like.





MOTORSPORT CARS NZ
REGISTERED MOTOR VEHICLE TRADER

KEEP LEFT
↓

SOLD HERE

50

STOP

SHOULDER CLOSED

TRAFFIC FLOW

YIELD

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Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Warehouse	170	\$300	\$51,000
Ground floor office	30	\$250	\$7,500
Mezzanine	30	\$125	\$3,750
Parks	2	\$40	\$4,160
Total	230sqm		\$66,410

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$7,741
Body Corporate	\$9,300
Total	\$17,041

*All figures exclude GST.

Potential income summary

Total potential gross income	\$66,410
Less: budgeted outgoings	\$17,041
Total potential net income	\$49,369

*All figures exclude GST.

The sale process

Unit 4, 50 Gracefield Road, Gracefield is being offered for sale by way of Price by Negotiation 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.

https://www.propertyfiles.co.nz/property/4_50gracefieldroad

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/3258966](https://www.bayleys.co.nz/3258966)



Appendices

Appendices

- Aerial
- Certificate of Title



Aerial



Certificate of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **383624**
Land Registration District **Wellington**
Date Issued 03 January 2008
Prior References
WN26A/454
Supplementary Record Sheet
401813

Estate Stratum in Freehold
Legal Description Unit 4 and Accessory Unit 4A Deposited
Plan 396210

Registered Owners
J W Quinn Holdings Limited

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

7671542.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.1.2008 at 9:00 am
12993392.2 Mortgage to ANZ Bank New Zealand Limited - 30.4.2024 at 3:10 pm

Certificate of title

Identifier

383624



Digital Title Plan - DP 396210

Survey Number	DP 396210
Surveyor Reference	808-1018 Neutilus
Surveyor	Hudson Laurence Moody
Survey Firm	Spencer Holmes Ltd
Surveyor Declaration	I Hudson Laurence Moody, being a person entitled to practise as a licensed cadastral surveyor, certify that -
	(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadstral Survey Act 2002 and the Surveyor-General's Rules for Cadstral Survey 2002/2;
	(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
	Declared on 01/12/2008.

Survey Details	
Dataset Description	UNITS ON LOT 1 DP 55312
Status	Deposited
Land District	Wellington
Submitted Date	01/12/2008
Survey Class	Class 1 Cadstral Survey
Survey Approval Date	12/12/2008
Deposit Date	01/12/2008

Territorial Authorities	
	Lower Hutt City
Comprised In	
	CT 383621

Created Parcels	
Parcels	
Unit 1 Deposited Plan 396210	Parcel Intent
Accessory Unit 1A Deposited Plan 396210	Principal Unit
Unit 2 Deposited Plan 396210	Accessory Unit
Accessory Unit 2A Deposited Plan 396210	Principal Unit
Total Area	Accessory Unit
	0.0000 Ha

Area	CT Reference
	383633
	383633
	383634
	383634

DP 396210 - Digital Title Plan

Generated on 12/12/2008 10:45am

Page 1 of 7

Transaction ID 6506547
Client Reference cward017

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Register Only

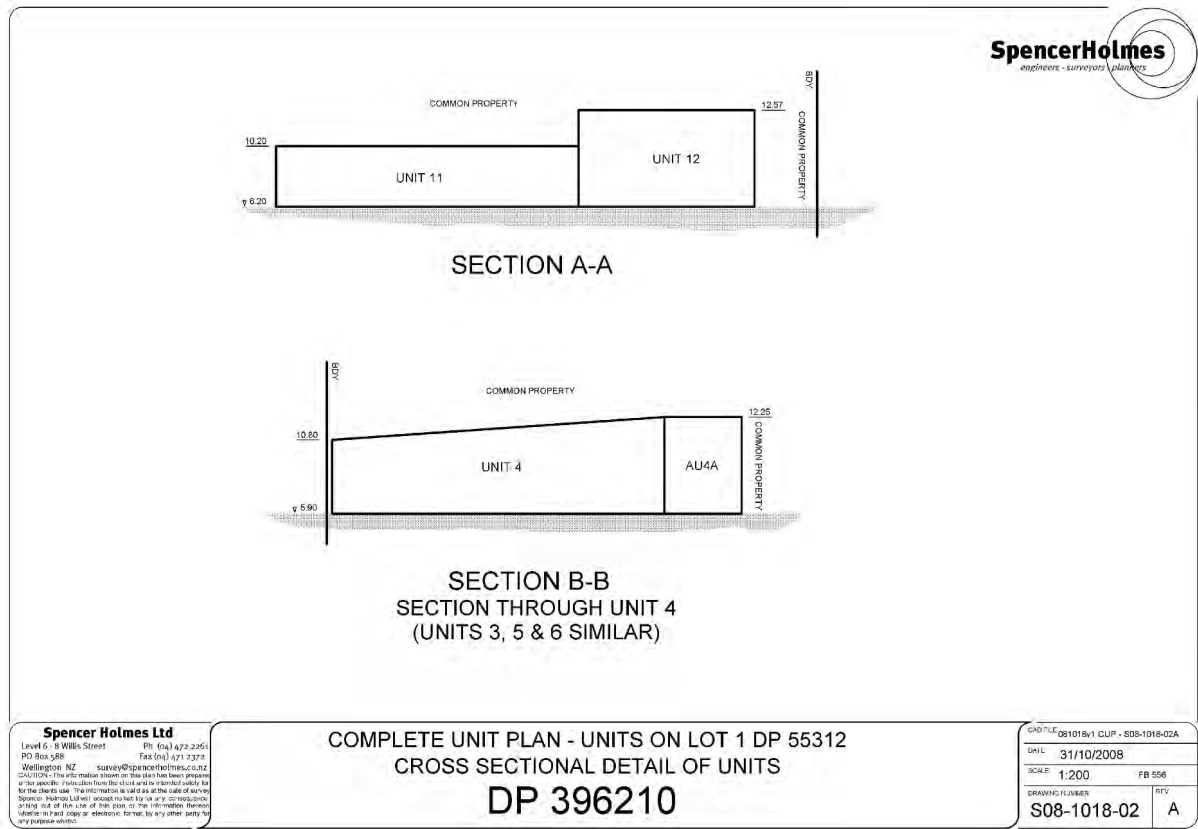
BAYLEYS



Certificate of title

Transaction ID: 6508547
Client Reference: cncd0017

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Register Only



Identifier

383624

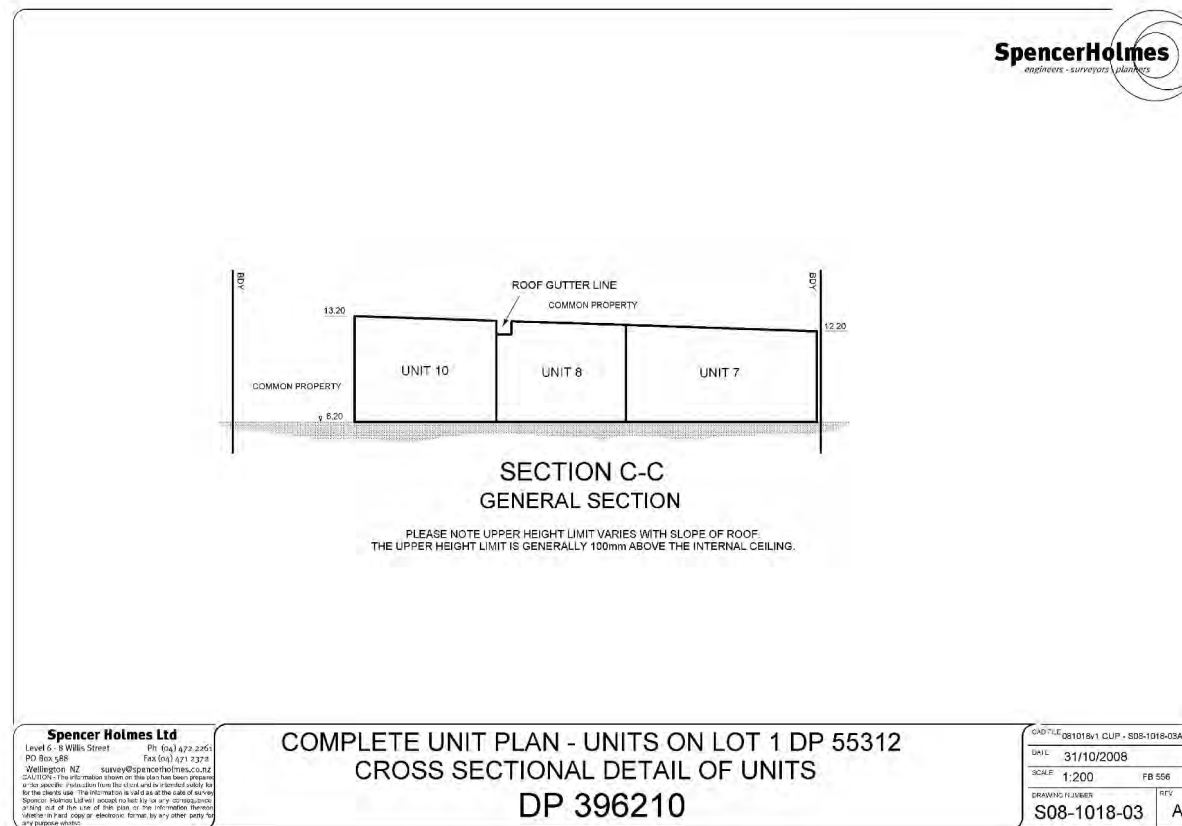
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Client Reference: cnwd0017

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Register Only

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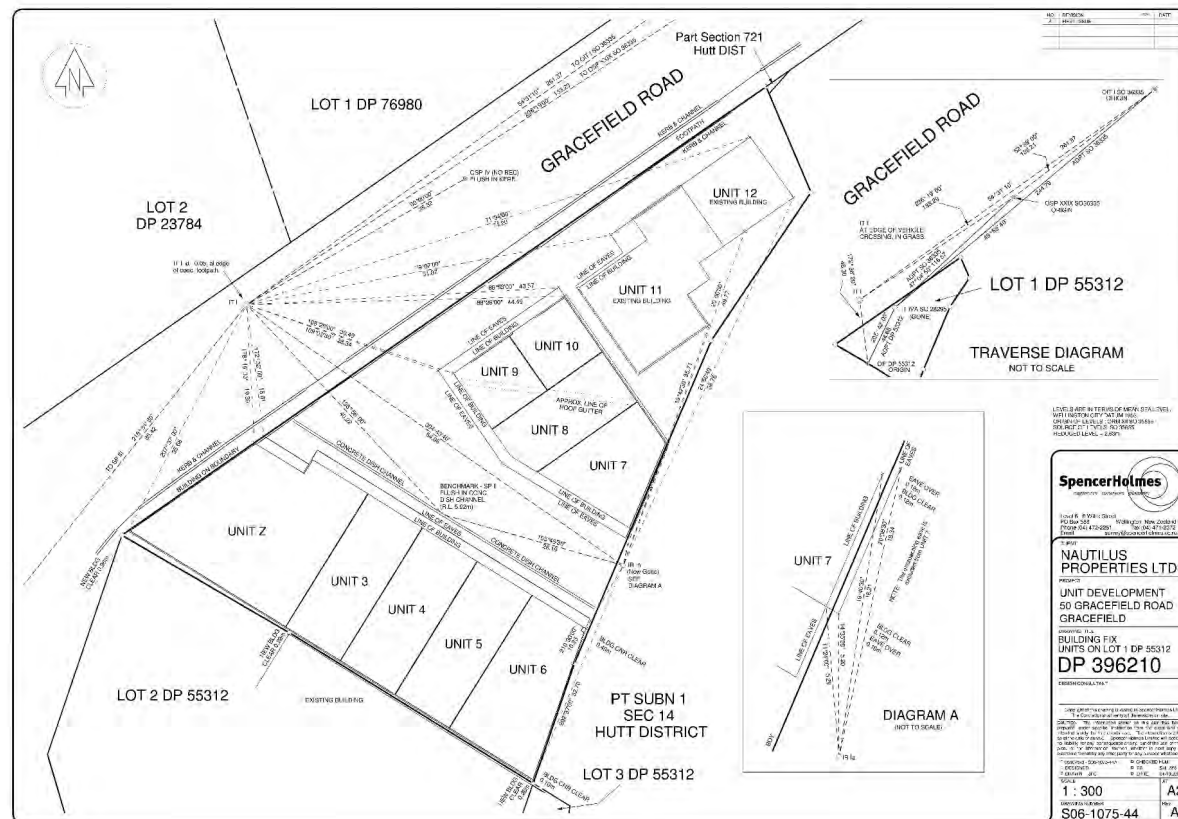
383624



Certificate of title

Transaction ID: 6508547
Client Reference: chard017

Search Copy Dated 18/08/23 12:07 pm, Page 6 of 9
Register Only



Identifier

383624

Certificate of title

Identifier 383624

Schedule / Memorandum

DP 396210

ADDRESS OF THE BODY CORPORATE

C/O Thompson Bros Ltd
24 Blair Street
Wellington Central
Wellington, 6141

DP 396210 - Digital Title Plan

Generated on 12/12/2008 10:46am

Page 6 of 7

Transaction ID 6506547

Client Reference cward017

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Register Only

Certificate of title

Identifier 383624

Schedule / Memorandum

DP 396210
Complete Unit Plan

Schedule of Easements in Gross

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE	UPPER LIMIT	Document
RIGHT TO DRAIN WATER	B & D DP 396210	Lot 1 DP 55312	Hutt City Council	-	EI 7671542.6
RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	A DP 396210	Lot 1 DP 55312	FX Networks Ltd	5.90	EI 7671542.7
	B & C DP 396210			-	EI 7671542.7

Notes:
- Levels are in terms of Mean Sea Level Wellington Datum 1953.
- Origin of Levels: ORM XII SO 35855, R.L = 2.83m. Sourced from SO 35855.

DP 396210 - Digital Title Plan

Generated on 12/12/2008 10:45am

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Transaction ID 65006547
Client Reference cward017

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Register Only

Certificate of title

Identifier 383624



SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier 401813

Land Registration District **Wellington**

Date Issued 03 January 2008

Plan Number DP 396210

Subdivision of
Lot 1 Deposited Plan 55312

Prior References
WN26A/454

Unit Titles Issued

383623	383624	383625	383626
383627	383628	383629	383630
383631	383632	383633	383634

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right (in gross) to drain water over part marked B, D DP 396210 in favour of Tlutt City Council created by Easement Instrument 7671542.6 - 3.1.2008 at 9:00 am

The easements created by Easement Instrument 7671542.6 are subject to Section 243 (a) Resource Management Act 1991 Subject to a right (in gross) to convey telecommunications and computer media over part marked A DP 396210 (limited in height) and over part marked B, C DP 396210 in favour of FX Networks Limited created by Easement Instrument 7671542.7 - 3.1.2008 at 9:00 am

The easements created by Easement Instrument 7671542.7 are subject to Section 243 (a) Resource Management Act 1991

7785464.1 Change of rules of the Body Corporate - 16.4.2008 at 9:00 am

9076972.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 24.7.2012 at 10:46 am

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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