



Information memorandum

Gracefield, Lower Hutt
Unit 9, 50 Gracefield Road

Prepared by Capital Commercial (2013) Limited





Contents

04

The opportunity

05

Executive summary

07

The property

08

The location

09

Legal description
and zoning

11

Current tenancy
overview

12

Operating expenses

12

Income summary

13

The sale process

14

Appendices

The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 9, 50 Gracefield Road, Gracefield for sale for \$500,000 + GST (if any).

This is a premium opportunity to secure a high-quality 90sqm warehouse unit in the well-established and highly regarded Gracefield Business Park.

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

With a current net rental of \$30,000 + GST per annum & rental growth incorporated in the lease, this property presents strong entry level investment option for investors seeking a strategic operational base.

Priced at \$500,000 + GST (if any) representing a current net yield of 6%. This yield set to improve with rental growth incorporated in the lease.

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

Executive summary

The property



Property address

Unit 9, 50 Gracefield Road, Gracefield



Legal description & record of title

Unit 9 and Accessory Unit 9A Deposited Plan 396210



Floor area

90sqm



Car parking

One (1)



Net income

\$30,000 pa + GST



Tenant

Dynamic Car Wash Ltd



Seismic rating

Built in 2008



Zoning

Industrial Zone A

The sale process



Method of sale

Set Price of \$500,000 + GST (if any)

Key highlights

- Tenanted Investment
- Add to or start your portfolio
- Net rental \$30,000pa + GST with rental growth built in





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.

Key features

- Roller Door – 5.1m
- Stud Height – 6.6m

Property attributes

Floor area	90sqm
Age	Built 2008

Floor area breakdown

Description	Area (sqm)
Ground Floor Warehouse	90
Total	90 sqm
Car parks	One (1)

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.



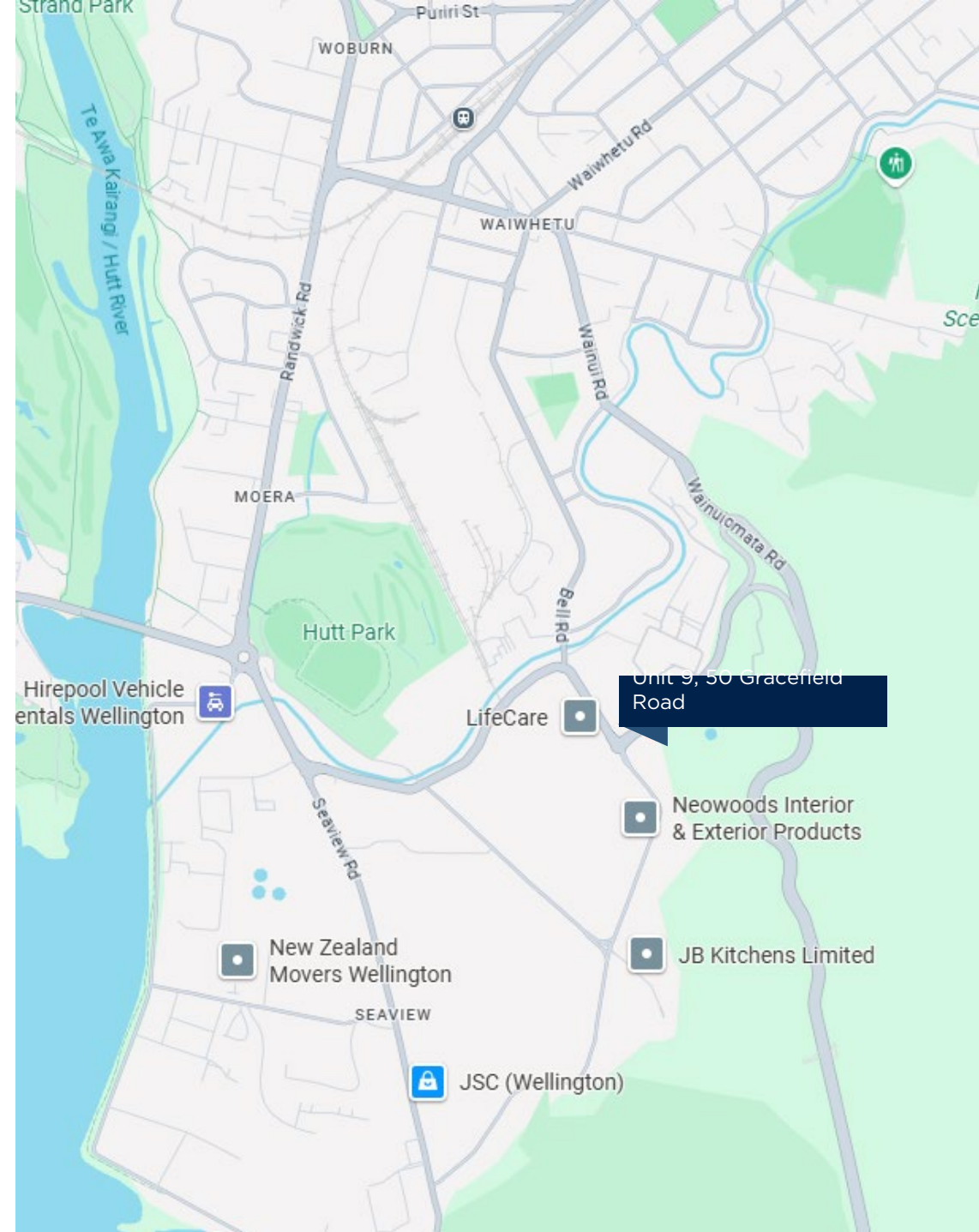
Transport

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.

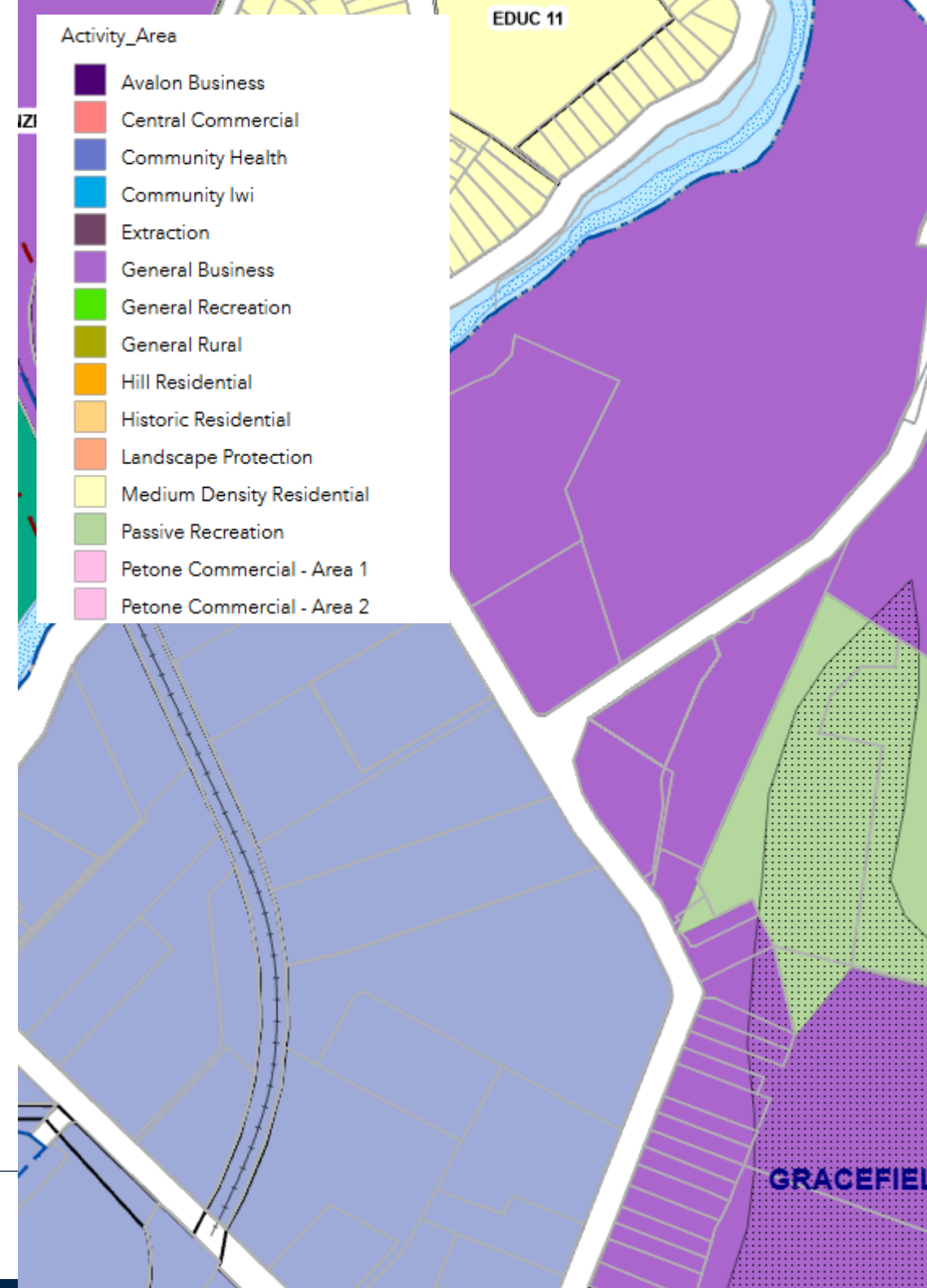


Legal description and zoning

Legal description	Unit 9 and Accessory Unit 9A Deposited Plan 396210
Tenure	Stratum in Freehold (Unit Title)
Rating valuation	Land value Value of Improvements Capital value
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.





Current Tenancy Overview

Tenant	Dynamic Car Wash Ltd
Area	90 sqm
Car Parks	One (1)
Lease Term	Five (5) Years
Commencement Date	2 October 2023
Rights of Renewal	Nil
Final Expiry Date	1 October 2028
Lease Type	Net Lease
Current Net Rental	\$30,000 + GST pa



Operating expenses

Description	Annual expense
HCC Rates	\$5,439.96
Body Corporate	\$5,429.59
HCC BWOF	\$125.00
Total	\$10,994.55

*All figures exclude GST.

Income summary

2026 Net Income (ending 1 Oct 26)	\$30,000
2027 Net Income (ending 1 Oct 27)	\$31,200
2028 Net Income (ending 1 Oct 28)	\$32,500
Total net income	\$93,700

*All figures exclude GST.

The sale process

Unit 9, 50 Gracefield Road, Gracefield is being offered for sale by way of set Price of \$500,000 + GST (if any).

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



Appendices



Appendices

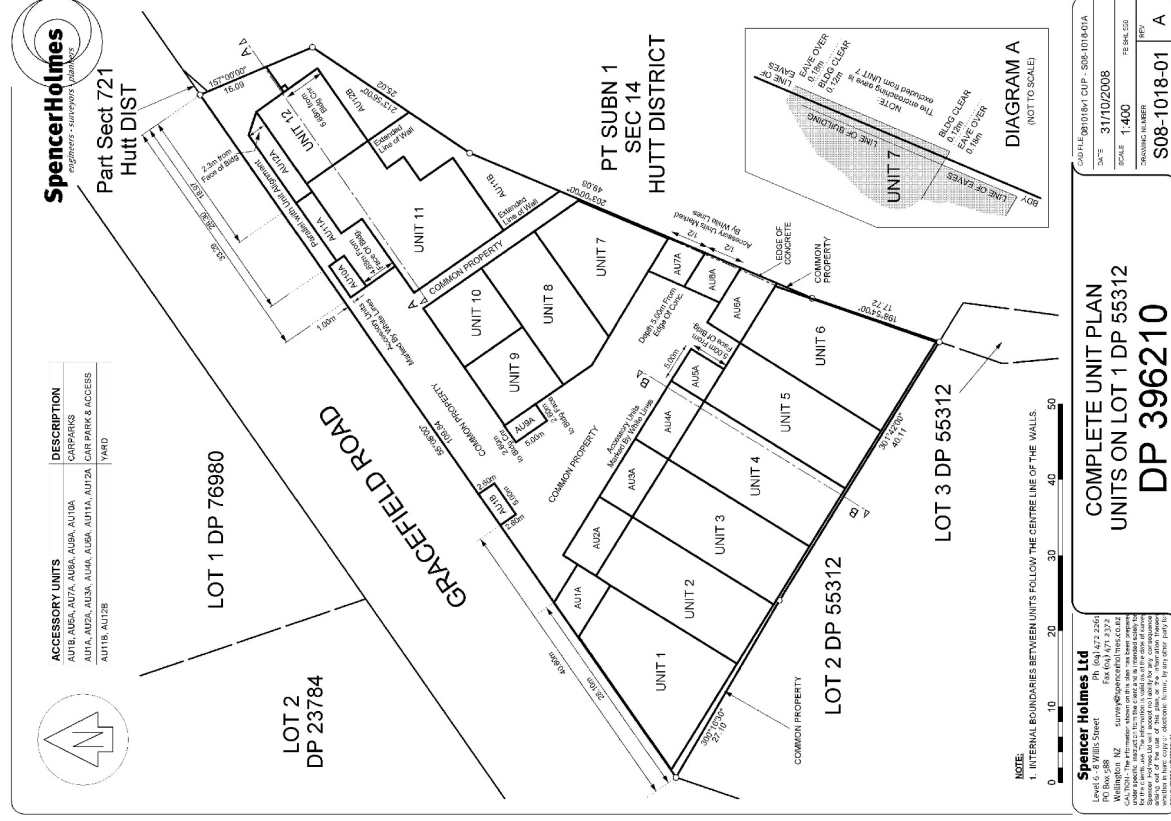
- Aerial
- Certificate of Title

Aerial



Identifier

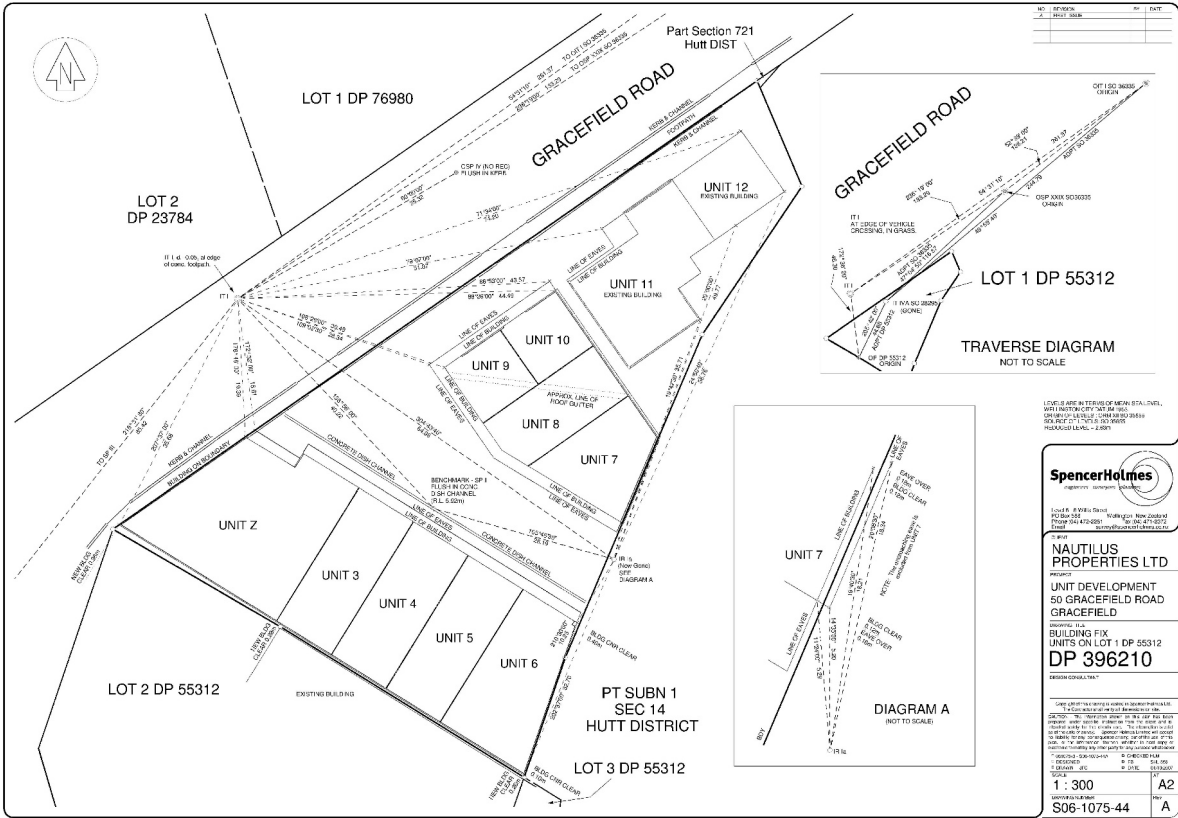
383624



Certificate of title

Transaction ID: 6508347
Client Reference: cward017

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Register Only



Identifier

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