



Information memorandum

Kenepuru, Porirua
29 Kenepuru Drive

Prepared by Capital Commercial (2013) Limited
Total Property 1 – March 2026





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The opportunity

Capital Commercial (2013) Limited is pleased to offer 29 Kenepuru Drive, Kenepuru for sale by way of Tender closing at 4:00pm, Wednesday 11th March 2026.

Due to the existing tenants relocating, 29 Kenepuru Drive offers a rare freehold opportunity in one of Porirua's most established commercial precincts.

The building is multi-level, combining showroom, office, and workshop areas that create a versatile setup ideal for trade retail, service, or commercial use. The presentation throughout is clean and professional and offers an excellent turn-key premises for astute owner occupiers or investors.

With strong profile to Kenepuru Drive, a key arterial route, the properties prominent street presence and signage potential ensure excellent visibility to passing vehicles.

Access and connectivity are excellent, with direct routes to SH1 and Transmission Gully providing efficient movement north and south.

A proven location surrounded by established trade operators and national occupiers, this is a practical, high-profile property suited to owner-occupiers or investors seeking 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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Executive summary

The property



Property address

29 Kenepuru Drive, Kenepuru



Legal description & record of title

Lot 2 Deposited Plan 29996
WN16B/529



Floor area

460sqm



Land area

602sqm



Car parking

Six (6)



Potential net income

\$120,615pa + GST



Occupancy

Vacant possession



Seismic rating

70% NBS - 2025



Zoning

City Centre

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 11th March 2026

Key highlights

- Quality trade-retail building with modern fit-out and large yard area
- Strategic location on key arterial thoroughfare
- Excellent ground floor showroom
- High quality offices on first floor
- Secondary lock-up workshop
- Two minutes to SH1 interchange
- Potential net income \$120,615pa + GST





The property

29 Kenepuru Drive is a well-configured trade-retail property offering strong commercial fundamentals including dedicated showroom, modern office, and a useful workshop area.

The ground floor is configured as an excellent showroom space, providing strong presentation and usability for customer-facing operations, while the first floor accommodates high-quality office areas suited to administrative or professional use. The building has been designed to support efficient business operations, with durable finishes and a clear separation between public and operational areas.

Complementing the main improvements is a secondary lock-up workshop, adding flexibility for storage, servicing, or ancillary trade activity. A large yard area further enhances the utility of the property, offering practical access, circulation, and outdoor storage capability. Overall, the property presents as a well-maintained and adaptable trade-retail asset, with strong physical fundamentals and a layout that will appeal to a wide range of commercial occupiers.

Key features

- Modern trade-retail building with showroom, offices, and workshop
- Large, functional yard area
- Additional lock-up ancillary space
- Approx. 70% NBS (IEP)

Property attributes

Floor area	460sqm
Land area	602sqm
Age	1970s
Last refurbishment	2025
Seismic rating	70% NBS (2025)
Number of tenancies	One

Floor area breakdown

Description	Area (sqm)
Showroom	200
Office	200
Workshop	60
Total	460 sqm
Yard	350sqm (approx)

The location

29 Kenepuru Drive is located on the busy thoroughfare connecting Porirua CBD to the major commercial areas of Kenepuru and Broken Hill.

Kenepuru Drive is home to a wide range of large commercial and trade retail businesses, with notable neighbours including Carters, Moore Wilsons, and Plumbing World.

The site benefits from excellent logistics access, sitting only approximately 200m from the new Kenepuru Interchange for Transmission Gully.

The subject property is located approximately 15 minutes north of Wellington CBD with access to Kapiti and the Hutt Valley via the updated road network a 20-minute drive.



Logistics

Minutes to Transmission Gully and SH1



Amenities

Public Transport in close proximity



Prime frontage

Exposure to arterial Kenepuru Drive



Legal description and zoning

Legal description	Lot 2 Deposited Plan 29996 WN16B/529	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	602sqm	
Rating valuation	Land value	\$770,000
	Value of Improvements	\$530,000
	Capital value	\$1,330,000
Local authority	Porirua City Council	
Zoning	City Centre	





Potential rental analysis

Description	Area sqm Car parks	\$psm	Potential gross rental pa
Ground floor showroom	200	\$350	\$70,000
First floor office	200	\$300	\$60,000
Workshop	60	\$200	\$12,000
Yard area (approx)	350	\$50	\$17,500
Total	460sqm		\$159,500

*All figures exclude GST.

Operating expenses

Description	Annual expense
Rates	\$17,585
Insurance	To be confirmed
Building WoF/Compliance	To be confirmed
Total	To be confirmed

*All figures exclude GST.

Potential income summary

Total gross income	\$159,500
Less budgeted outgoings	To be confirmed
Total net income	To be confirmed

*All figures exclude GST.

The sale process

29 Kenepuru Drive, Kenepuru for sale by way of Tender closing at 4:00pm, Wednesday 11th March 2026 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/29kenepurudrive>

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/3259352



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 **WN16B/529**
Land Registration District **Wellington**
Date Issued **23 July 1976**
Prior References
GN 740863

Estate	Fee Simple
Area	604 square metres more or less
Legal Description	Lot 2 Deposited Plan 29996
Registered Owners	Ridgmore Commercial Limited

Interests
Subject to Section 8 Mining Act 1971
Subject to Section 168A Coal Mines Act 1925
Subject to a drainage right created by Memorandum of Transfer 280732
12881190.2 Mortgage to Bank of New Zealand - 22.11.2023 at 5:32 pm

BAYLEYS

Transaction ID: 7168122
Client Reference: enar017

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