



Information memorandum

Porirua, Porirua City
2 Cobham Court

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



Historical fitout

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The opportunity

Capital Commercial (2013) Limited is pleased to offer 2 Cobham Court, Porirua for sale by way of Price by Negotiation.

2 Cobham Court sits in the heart of Porirua's CBD and is now offered to the market for sale with clear instructions — this property must be sold. Comprising approximately 840sqm across two levels with four car parks at the rear, the building presents a rare opportunity to secure vacant space of scale in the city centre.

The location has long proven attractive to occupiers, housing Westpac for over 20 years, with customer parking at the doorstep, the transport hub only a short walk away and State Highway access within minutes.

While the building retains much of the existing office fit-out including meeting rooms, glass partitions and amenities, it is now being offered vacant and on an as is, where is basis following recent damage. This creates a genuine opportunity for owner-occupiers or investors to reinstate, refurbish and reposition the asset to suit their requirements.

The two floors can be split to accommodate separate tenancies if required, providing flexibility to occupy part and lease the balance, or fully reposition the building to capture future leasing demand in this central location.

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

2 Cobham Court, Porirua



Legal description & record of title

Section 404 Porirua District WN34C/99



Floor area

840sqm



Land area

460sqm



Car parking

Four (4)



Net income

Potential net income \$166,432pa + GST



Occupancy

Vacant possession



Tenant

Vacant possession



Seismic rating

50% NBS 2024



Zoning

City Centre

The sale process



Method of sale

Price by Negotiation

Key highlights

- Auction – must be sold
- Excellent retail profile onto bustling Cobham Court
- Flexible tenancy options
- Potential net income \$181,500pa + GST
- Value add potential



Historical fitout

The property

2 Cobham Court was constructed in 1969 and comprises a two-storey concrete structure constructed with reinforced concrete block walls and cast panels.

The ground floor was home to Westpac's customer branch for over 20 years, and much of the core fit-out remains in place, including glass-partitioned offices and customer areas. The first floor provides extensive office accommodation with meeting rooms, open-plan workspace and full staff amenities, all benefiting from strong natural light throughout.

Following a recent period of vacancy, the property is in need of refurbishment, now offered vacant and on an as is, where is basis, presenting buyers with a clear opportunity to reinstate, refurbish and reposition the building to suit owner-occupation or future leasing strategies

Four exclusive car parks are located at the rear of the property.

Key features

- 840sqm total floor area over two levels
- Fitout remaining from Westpac tenure with value add potential
- Function layouts with retail/office split
- Flexible tenancy options – can be divided

Property attributes

Floor area	840sqm
Land area	460sqm
Age	1969
Last refurbishment	2012
Seismic rating	50% NBS 2024
Number of tenancies	Vacant possession

The location

The property is in central Porirua CBD, a tightly held business hub of high-growth, 15 minutes North of Wellington.

Positioned on the north-facing aspect of Cobham Court, this is a high-profile commercial property fronting one of the key retail districts in Porirua. The property is adjacent to the popular North City Shopping Plaza, a destination retail establishment which services the significant catchment of the Porirua basin.

The property sits in the geographical centre of Porirua's CBD, SH1 is 1km away, and Wellington's CBD 22 kilometres south. Access to the Transmission Gully route is via Kenepuru Drive, some 3 kilometres distant.



Logistics access

Centre of key commercial district, major transport routes accessed within minutes



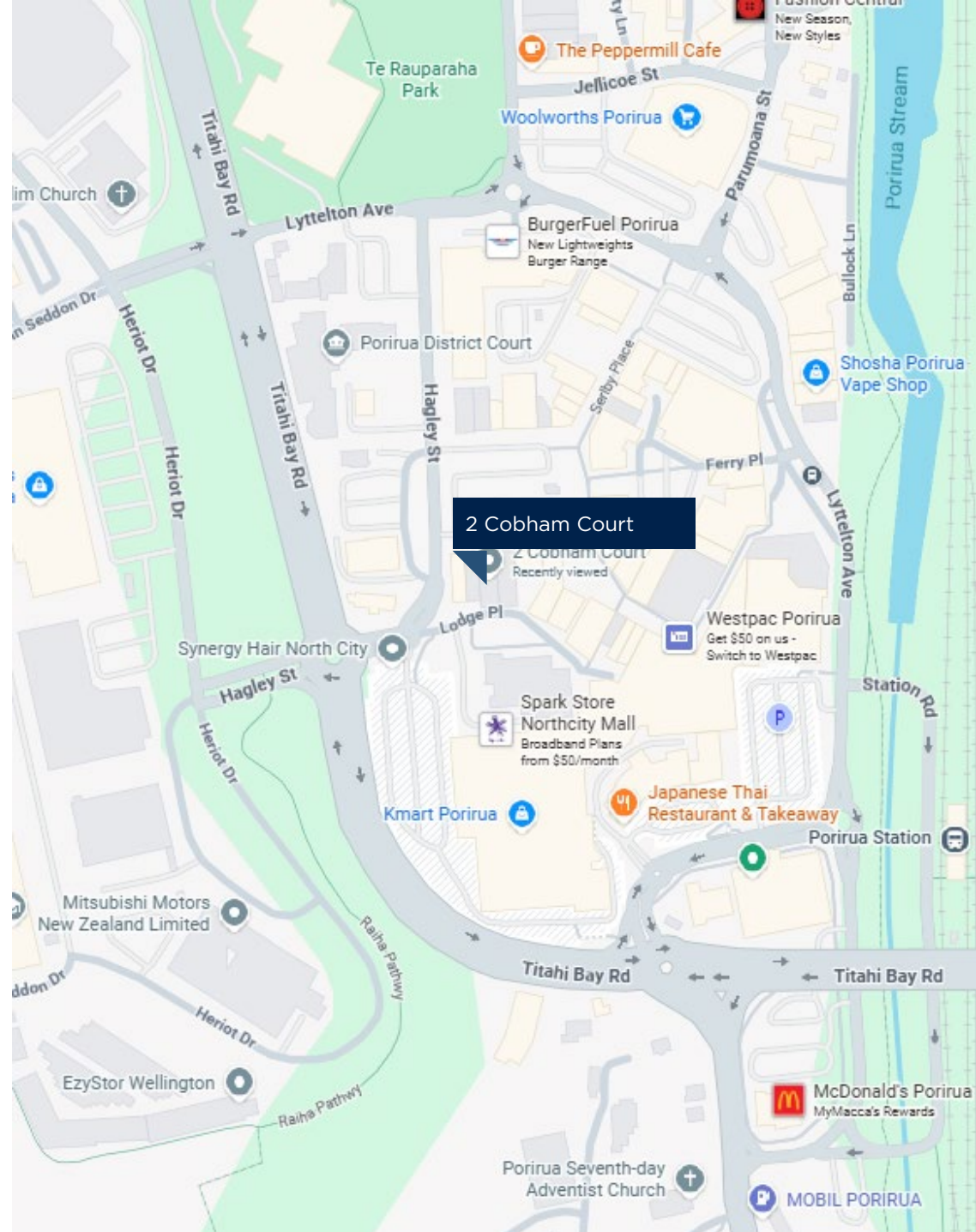
Amenities

Ample parking options on the doorstep, plus public transport within immediate vicinity



Prime frontage

Excellent profile onto bustling Cobham Court retail area



Legal description and zoning

Legal description	Section 404 Porirua District WN34C/99	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	460sqm	
Rating valuation	Land value	\$710,000
	Value of Improvements	\$1,220,000
	Capital value	\$1,930,000
Local authority	Porirua City Council	
Zoning	City Centre	

Zoning

The property is zoned City Centre under the Porirua District Plan, supporting a wide range of commercial, retail, office and mixed-use activities, with scope for residential development subject to council approvals. This zoning provides flexibility for owner-occupiers, investors or developers seeking to reposition or intensify the site over time within Porirua's established commercial core.



Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Ground floor retail – prime	200	\$380	\$76,000
Ground floor retail – rear	200	\$215	\$43,000
First floor office	408	\$200	\$81,600
Amenities	36	\$200	\$7,200
Carparks	4	\$40	\$8,320
Total	844sqm		\$216,120

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$28,739
Insurance	\$20,949
Total	\$49,688

*All figures exclude GST.

Potential income summary

Total potential gross income	\$216,120
Less: budgeted outgoings	\$49,688
Total potential net income	\$166,432

*All figures exclude GST.

The sale process

2 Cobham Court, Porirua for sale by way of Price by Negotiation.

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

<https://propertyfiles.co.nz/property/2cobhamcourt>

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/3259615



Appendices

Appendices

- Aerial
- Certificate of Title



Aerial



Certificate of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **WN34C/99**
Land Registration District **Wellington**
Date Issued 10 March 1989
Prior References
WN10D/1287

Estate	Fee Simple
Area	458 square metres more or less
Legal Description	Section 404 Porirua District
Registered Owners	Ishwer Bhikku Ranchhod, Diksha Chhibu and Meenaxshi Ranchhod

Interests
Subject to Section 3 Petroleum Act 1937
Subject to Section 8 Atomic Energy Act 1945
Subject to Section 3 Geothermal Energy Act 1953
Subject to Sections 6 and 8 Mining Act 1971
Subject to Sections 5 and 261 Coal Mines Act 1979
5609195.4 Mortgage to (now) Wespac New Zealand Limited - 4.6.2003 at 9:00 am

Certificate of title

Identifier

WN34C/99

Cobham Court

12.17

Sec

404

458m²

37.70

37.70

12.14

Lodge Place

Transaction ID 7926785
Client Reference cward017

Search Copy Dated 27/01/26 10:47 am, Page 2 of 2
Register Only

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