



Information memorandum

Elsdon, Porirua
Unit 77, 12 Mohuia Crescent

Prepared by Capital Commercial (2013) Limited
Total Property 2 - April 2026



77

RYANFIRE
PASSIVE FIRE PROTECTION

RYANFIRE
(04) 237 0004

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The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 77, 12 Mohuia Crescent, Elsdon for sale by way of Tender closing 4:00pm on Wednesday 15th April 2026.

Positioned among the best units within The Works, this well-presented property represents an outstanding opportunity for owner-occupiers seeking to establish or secure their own business base. The high-stud warehouse provides generous vertical clearance and practical functionality, while the insulated office space is light filled, comfortable, and thoughtfully separated from the warehouse floor to ensure a professional working environment.

The fit-out is a true standout within the development, offering a genuine turnkey solution for incoming owners. With quality finishes and considered design throughout - simply move in and operate.

Located within The Works in Elsdon, Porirua's premier business park, properties of this calibre are tightly held and seldom available. The vendors are motivated and committed to achieving a sale, presenting a compelling opportunity for astute buyers to secure a premium commercial asset.

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.

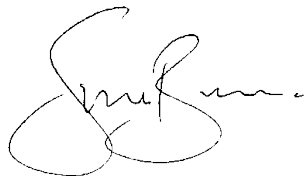


Mark Walker

021 320 280

mark.walker@bayleys.co.nz

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



Simon Butler

021 128 9315

simon.butler@bayleys.co.nz

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

bayleys.co.nz/3259749

Executive summary

The property



Property address

Unit 77, 12 Mohuia Crescent, Elsdon



Legal description & record of title

1128467 Principal Unit 77 Deposited Plan 587849 and Accessory Unit 276-279 Deposited Plan 587849



Floor area

140sqm



Car parking

Four (4)



Potential net income

\$53,064.26 pa + GST



Occupancy

Vacant possession



Zoning

Industrial Zone

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 15th April 2026

Key highlights

- High-spec warehouse unit
- Fully fitted mezzanine office
- Full-height partition
- Heat pump installed
- High-stud warehouse
- Quality finishes throughout
- Vacant possession available
- Turnkey solution





The property

Positioned among the best units within The Works, this well-presented property represents an outstanding opportunity for owner-occupiers seeking to establish or secure their own business base.

The high-stud warehouse provides generous vertical clearance and practical functionality, while the insulated office space is light-filled, comfortable, and thoughtfully separated from the warehouse floor to ensure a professional working environment. The fit-out is a true standout within the development, offering a genuine turnkey solution for incoming owners. With quality finishes and considered design throughout - simply move in and operate. With an estimated replacement cost of \$850,000 - \$900,000, this property offers exceptional value for owner-occupiers looking to secure their business premises in Porirua's premier industrial location.

Key features

- 140sqm total floor area (100sqm warehouse + 40sqm mezzanine office)
- Fully fitted office with full-height partition and heat pump
- High-stud warehouse with generous vertical clearance
- Vacant possession - ideal for owner-occupiers
- Replacement cost estimated at \$850,000 - \$900,000
- Turnkey solution with quality fit-out - move in and operate

Property attributes

Floor area	140sqm
Seismic rating	<seismic rating>
Number of tenancies	Vacant possession

Floor area breakdown

Description	Area (sqm)
Warehouse	100sqm
Mezzanine	40sqm
Total	140sqm
Car parks	Four (4) car parks

The location

The Works is Elsdon's premier industrial business park in Porirua, comprising 86 high-quality units. Located approximately 20 kilometres from Wellington CBD and just 1.5 kilometres from the State Highway 1 on-ramp.

The only industrial/commercial business park of this scale within Porirua City. The complex is fully secured, fenced, and monitored by 24-hour CCTV, providing peace of mind for business owners and their assets.



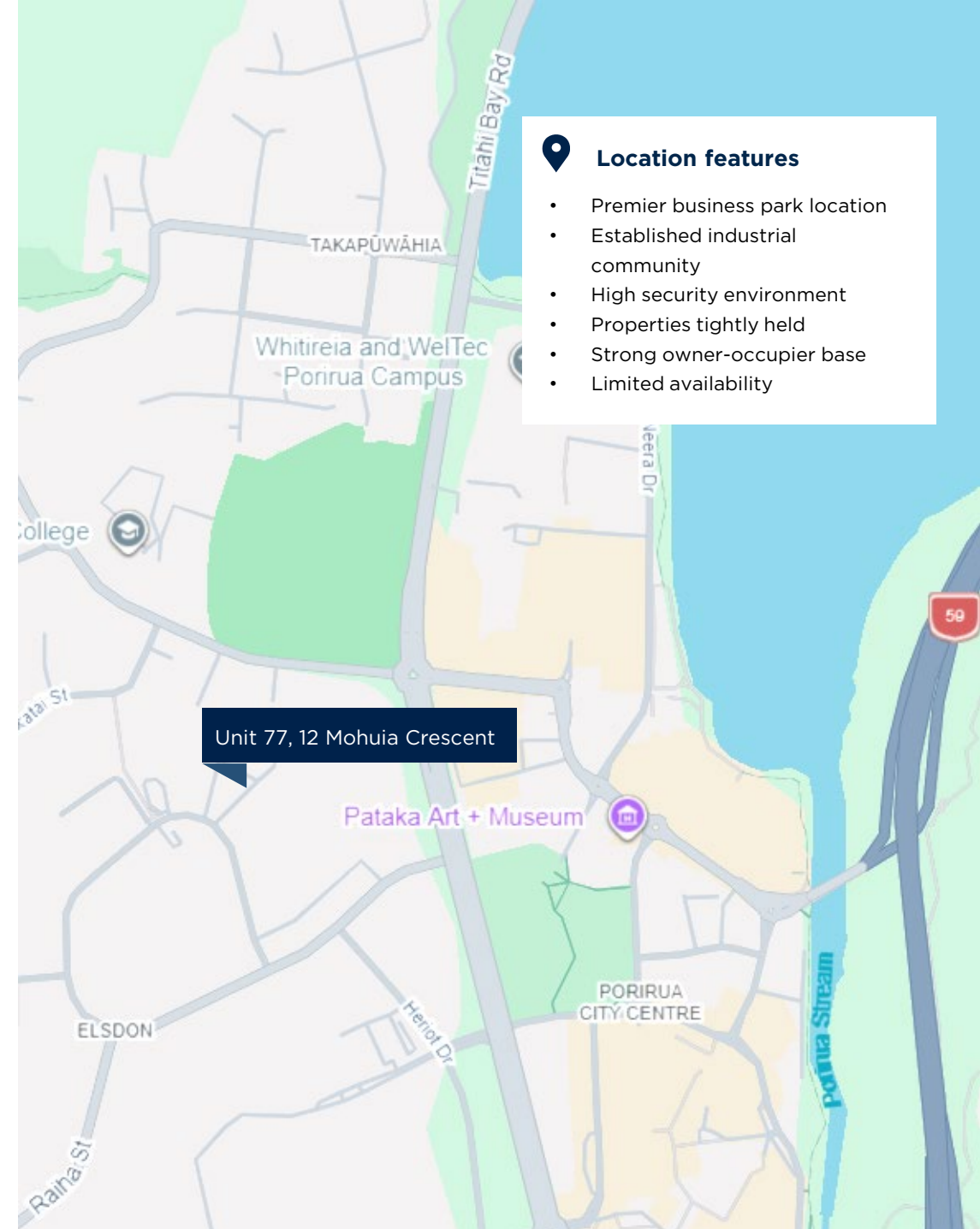
The Works Business Park

- 86 individual units
- 24/7 fully fenced and gated
- CCTV monitoring
- Dedicated container loading bay
- High-quality construction
- Fire sprinkler systems



Accessibility

- 20km from Wellington CBD
- 1.5km to State Highway 1 on-ramp
- Easy motorway access
- Close to Porirua City Centre
- Excellent transport links
- Well-connected business location



Location features

- Premier business park location
- Established industrial community
- High security environment
- Properties tightly held
- Strong owner-occupier base
- Limited availability

Legal description and zoning

Legal description	1128467 Principal Unit 77 Deposited Plan 587849 and Accessory Unit 276-279 Deposited Plan 587849	
Tenure	Stratum Estate (Unit Title)	
Rating valuation	Land value	\$235,000
	Value of Improvements	\$285,000
	Capital value	\$520,000
Local authority	Porirua City Council	
Zoning	Industrial Zone	

Zoning

The property is zoned **Industrial Zone** under the Porirua City Council District Plan. This zoning supports a wide range of business activities including:

- Warehousing and storage
- Manufacturing and light industry
- Office and showroom operations
- Distribution centres
- Service businesses
- Trade supplies





Potential income

Description	Annual expense
Office (40sqm @ \$500/sqm)	\$20,000
Low stud warehouse & amenities (40sqm @ 375/sqm)	\$15,000
High stud (6m) warehouse (60sqm @ \$425/sqm)	\$25,500
Car parks (4 @ \$40/week)	\$8,320
Total potential gross income	\$69,500

*All figures exclude GST.

Operating expenses

Description	Annual expense
Rates	\$9,452.86
Body Corporate	\$6,982.88
Total	\$16,435.74

*All figures exclude GST.

Potential income summary

Description	Annual expense
Total potential gross income	\$69,500
Less operating expenses	\$16,435.74
Total potential net income	\$53,064.26

*All figures exclude GST.

The sale process

Unit 77, 12 Mohuia Crescent, Elsdon is being offered for sale by way of Tender closing 4:00pm on Wednesday 15th April 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.

www.propertyfiles.co.nz/property/unit77_12mohuiacres

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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Commercial & Industrial

021 320 280

mark.walker@bayleys.co.nz

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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/3259749



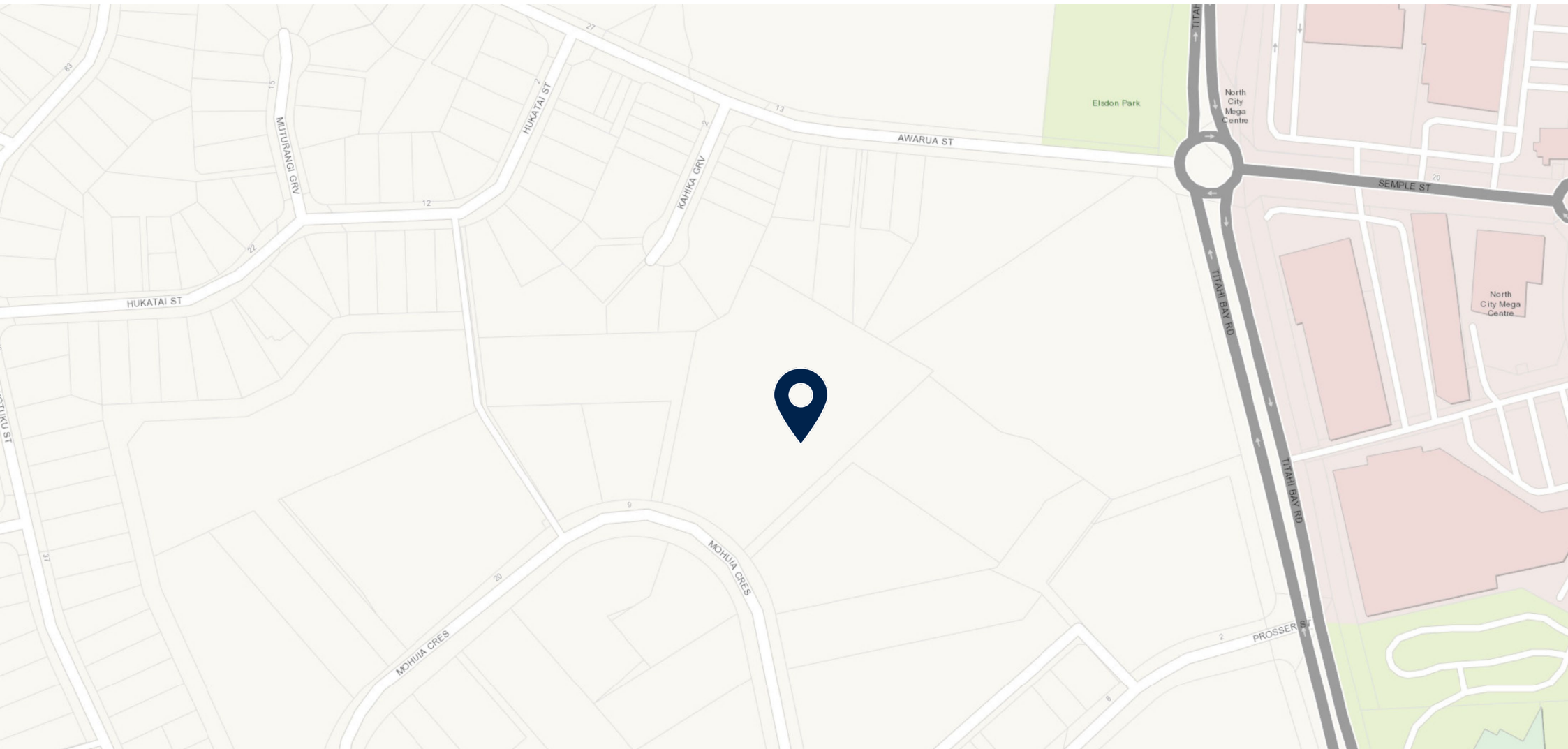
Appendices



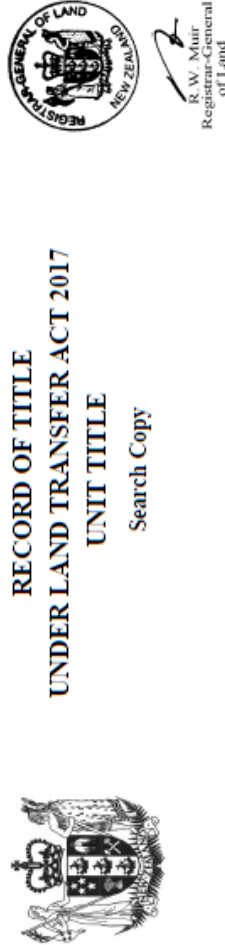
Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title



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

Identifier 1128467
Land Registration District Wellington
Date Issued 12 September 2023
Prior References 1043480
Supplementary Record Sheet 1128390

Estate	Stratum in Freehold
Legal Description	Principal Unit 77 Deposited Plan 587849 and Accessory Unit 276-279 Deposited Plan 587849
Registered Owners	Aoraki Properties (2023) 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
12893403.3 Mortgage to Bank of New Zealand - 16.2.2024 at 12:26 pm

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Bayleys Commercial Wellington

Level 14, 36 Brandon Street,
Wellington
+64 4 499 6022
enquiries@bayleyswellington.co.nz