



Information memorandum

Kenepuru, Porirua
2 Hoffs Place

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



Boundary lines are indicative only



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 2 Hoffs Place, Kenepuru for sale by way of Auction at 11:00am, Thursday 16th April 2026.

Skip the designs, the delays and the budget blowouts, this one's already built, leased and performing.

2 Hoffs Place offers three modern industrial units on a single freehold title. Highstud, self-contained and well configured, each unit is designed for practical day-to-day use, with quality construction and fit-out that reflects a no-compromise build.

The site is fully improved with concrete yarding and clean access, meaning minimal upkeep and maximum utility. Durable materials design keep maintenance low and presentation sharp, exactly what you want in a long-term hold.

With established tenants and a proven leasing track record, this is an asset that removes the development risk and keeps the income.

A modern, split-risk industrial investment in a strong 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 Hoffs Place, Kenepuru



Legal description & record of title

Lot 10 Deposited Plan 390337
362544



Floor area

546sqm



Land area

1,120sqm



Net income

\$107,230pa + GST



Occupancy

Leased



Tenant/s

Sole Landscapes Wellington Limited
Angel Delivery (NZ) Limited
Cleaning and Restoration Limited



Seismic rating

Built in 2018 to 100% of building code



Zoning

Industrial

The sale process



Method of sale

Auction



Auction date

11:00am, Thurs 16th April 2026

Key highlights

- 2018 built investment in mint condition
- Three well appointed units with solid tenants
- Low maintenance build material – built to last
- Functional layouts with good office o workshop ratios
- Proven leasing history
- Profile corner site with excellent access
- 2 minutes drive to SH1 interchange
- Quality tenants with built in growth
- Net income of \$107,230pa + GST



SOLE LANDSCAPES





The property

A functional, like-new industrial property configured as three well-presented units on a single freehold title.

Constructed with a steel frame and cladding, the buildings offer durable and low-maintenance units designed for long-term industrial use. Each unit provides practical workshop accommodation with tasteful and modern offices and amenities suited to a range of trade or light industrial occupiers.

Each unit has been thoughtfully design to maximise usability, with ground floor and mezzanine office areas and maximum stud height capacity for efficient storage an workshop use. The units offer popular mid-sized tenancies to target a wide range of potential users and have had steady demand and limited vacancy since it was completed in 2018.

The property presents in like-new condition, with concrete parking and common yard areas providing clean access and efficient circulation across the site, creating a tidy and highly usable industrial asset.

Key features

- Three well-configured industrial units built in 2018 on a single title
- High-stud workshop space suited to a range of trade and light industrial users
- Concrete parking and yard areas offering practical vehicle access and circulation
- Well-presented property in near-new condition requiring minimal immediate capital expenditure
- Functional industrial layout designed for efficient day-to-day operation
- Low-maintenance construction and materials ideal for long-term ownership

Property attributes

Floor area	546sqm
Land area	1,120sqm
Age	2018
Last refurbishment	2025
Number of tenancies	Three

Floor area breakdown

Description	Area (sqm)
Unit A	217sqm
Unit B	164.50sqm
Unit C	164.50sqm
Total	546sqm
Car parks	11 car parks

Investment highlights

- 01 **Split-risk investing**
3 industrial units – popular sizes with proven leasing history
- 02 **Versatile workshops**
High stud workshops with high quality office and amenities and motorised roller door access to concrete parking areas
- 03 **New build – 2018 completion**
Built to 100% of code with low maintenance construction materials
- 04 **Rental growth**
In-built growth metrics across all leases with annual and periodic reviews
- 05 **Location**
Prominent position in Porirua's industrial district, with excellent access to the updated road network.
- 06 **Well-presented**
Actively maintained to ensure high quality impression and function

2 Hoffs Place is an industrial asset with first-rate investment characteristics across multiple metrics. This cash-flow intensive property represents true hassle-free investing, with a low maintenance building coupled with high demand industrial units and low vacancy across the surrounding area. The premium and secure location in Porirua's bustling industrial zone rounds out this excellent offering.



The location

The property is located in a private yet convenient area of Porirua's predominant industrial district – Broken Hill.

Hoffs Place is in the lower reaches of Broken Hill Road, and the property is surrounded by a mixture of recently developed industrial properties and commercial yards.

Notable tenants in the surrounding location include Precision Group, FormShore, Mana Bearing Supplies and Windsor Engineering.

Porirua city centre and bulk retail park is 1km to the northeast. Access to SH1 is only 5 minutes' drive away via the new Kenepuru Drive on ramp making access to Transmission Gully and Wellington's CBD readily available



Logistics

Excellent access to arterial routes at State Highway network



Amenities

Porirua CBD retail hub within 5 minute drive



Commercial Zone

Busting commercial district with historically limited vacancy



Legal description and zoning

Legal description	Lot 10 Deposited Plan 390337 362544	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	1,120sqm	
Rating valuation	Land value	\$770,000
	Value of Improvements	\$410,000
	Capital value	\$1,180,000
Local authority	Porirua City Council	
Zoning	Industrial	

Zoning

Industrial





Tenancy schedule

Tenant	Area Car parks	Lease term	Commencement date	Next renewal	Rights of renewal	Rent review	Total net rental pa	Share of OPEX
Angel Delivery (NZ) Limited	Unit A 217sqm 4 Carparks	3 years	1 February 2024	1 February 2027	1 x 3 years	Market review every 2 years	\$43,520	40%
Cleaning & Restoration Limited (ChemDry)	Unit B 164.5sqm 3 carparks	3 years	1 September 2024	1 September 2027	2 x 3 years	Market review every 2 years	\$33,870	30%
Sole Landscapes Wellington Limited	Unit C 164.5sqm 4 carparks	3 years	1 May 2024	1 May 2027	2 x 3 years	Market review every 2 years	\$29,840	30%
Total	546sqm						\$107,230	100%

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$18,511
Insurance	\$10,569
Compliance (estimated)	\$2,000
Total	\$31,080

*All figures exclude GST.

Income summary

Total net income	\$107,230
Plus: outgoings	\$31,080
Total gross income	\$138,310

*All figures exclude GST.

The sale process

2 Hoffs Place, Kenepuru is being offered for sale by way of Auction at 11:00am, Thursday 16th 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/2hoffsplace

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/3259754



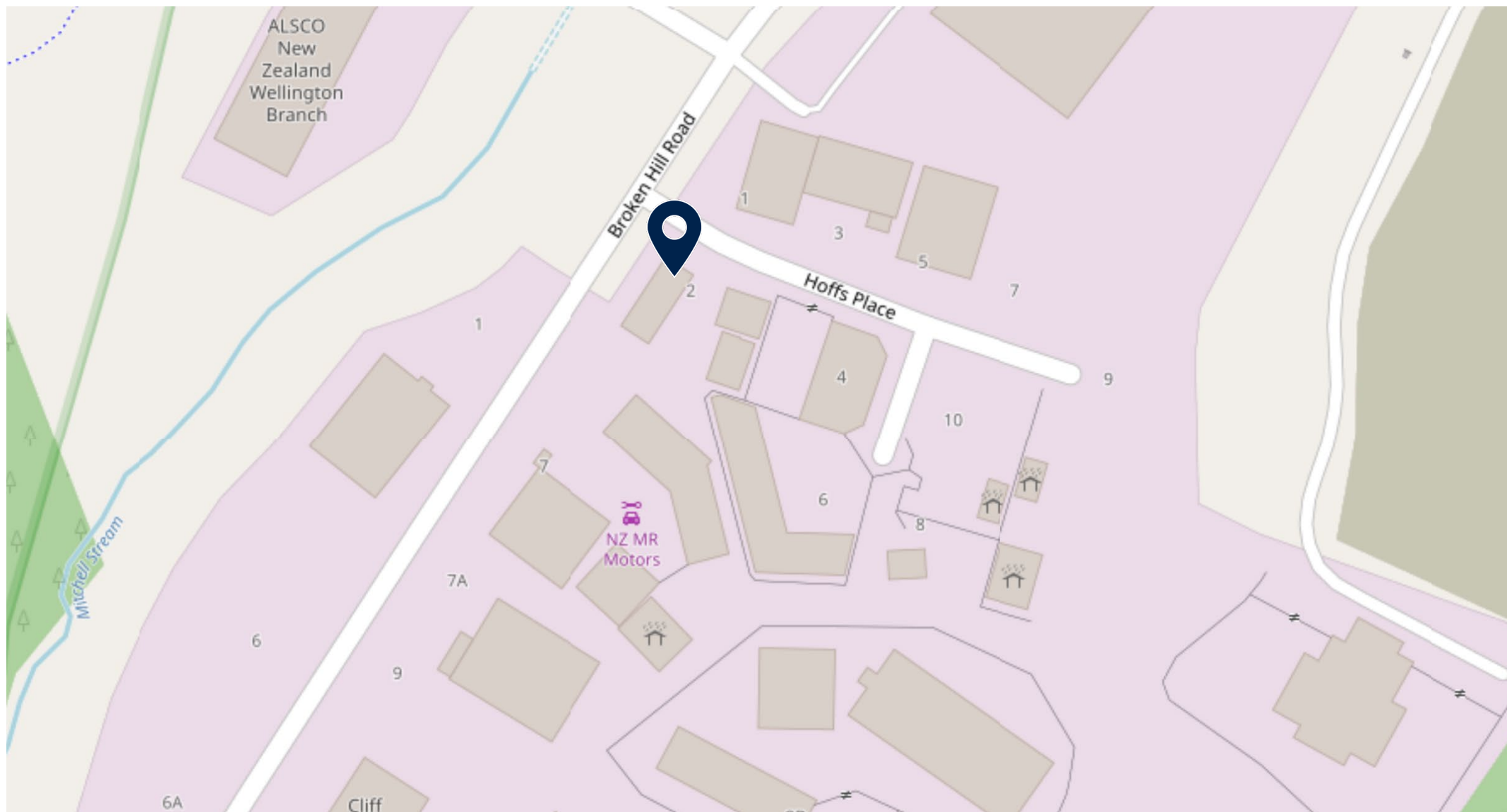
Appendices

Appendices

- Aerial
- Certificate of Title



Aerial





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
Search Copy



R. W. Muir
Registrar-General
of Land

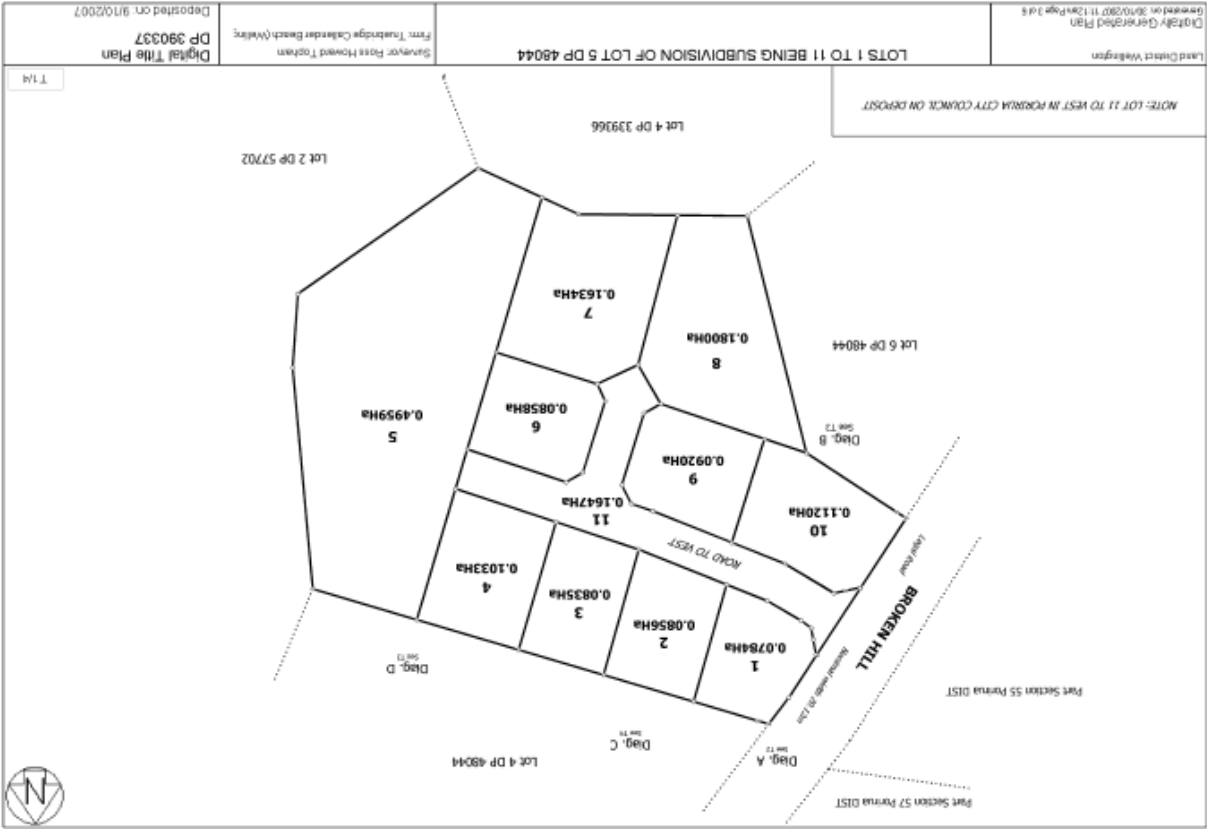
Identifier 362544
Land Registration District Wellington
Date Issued 09 October 2007
Prior References
WN32B/56

Estate Fee Simple
Area 1120 square metres more or less
Legal Description Lot 10 Deposited Plan 390337
Registered Owners
Brenton Laurence Coutts and RWP Trustee Services Limited

Interests
7568703.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.10.2007 at 9:00 am
7568703.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.10.2007 at 9:00 am
7568703.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.10.2007 at 9:00 am
Subject to a right (in gross) to drain sewage & drain water easements over parts marked C & F on DP 390337 in favour of The Porirua City Council created by Easement Instrument 7568703.11 - 9.10.2007 at 9:00 am
The easements created by Easement Instrument 7568703.11 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity easement over parts marked C & F on DP 390337 in favour of Vector Wellington Electricity Network Limited created by Easement Instrument 7568703.12 - 9.10.2007 at 9:00 am
The easements created by Easement Instrument 7568703.12 are subject to Section 243 (a) Resource Management Act 1991
Fencing Covenant in Transfer 7736273.1 - 2.4.2008 at 3:39 pm

Certificate of title

Identifier 362544



Transaction ID: 8339102
Client Reference: RELAB
Search Copy Date: 09/03/2012 12:07 pm, Page 2 of 5
Register Only

Identifier



20

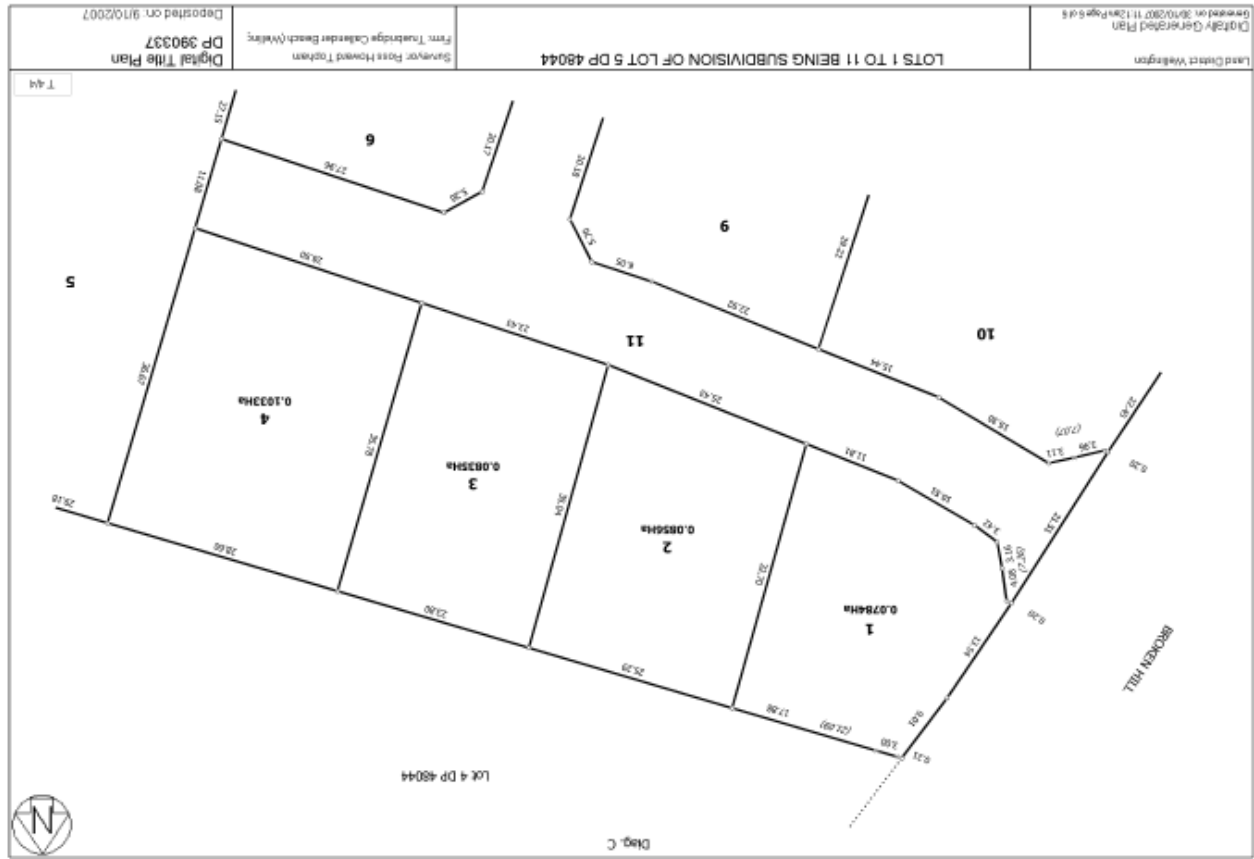
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Search Copy Dated 09/03/26 12:07 pm, Page 4 of 5
Register Only

Certificate of title

Identifier 362544



Transaction ID: 8339102
Client Reference: REL15
Search Copy Dated 09/03/2012 12:07 pm, Page 5 of 5
Register Only

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