



Boundary lines are indicative only

Information memorandum

Plimmerton, Porirua
22/4 Northpoint Street

Prepared by Capital Commercial (2013) Limited
Total Property 4 - July 2025

BAYLEYS





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The opportunity

Capital Commercial (2013) Limited is pleased to offer 22/4 Northpoint Street, Plimmerton for sale by way of Tender closing 4:00pm, Wednesday 2nd July 2025.

Located in the popular Northpoint Business Park in Plimmerton, this unit offers a practical solution for those needing a mix of workshop and office.

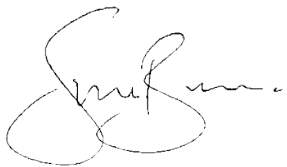
Unit 22 comprises approximately 280sqm split over two levels, including a high stud ground floor workspace with roller door access and a well-presented upper level that serves as an office and boardroom.

Constructed in the 2000s, the unit is part of a well-maintained business park development with ample parking, good security, and easy access to State Highway 59.

The property is ideally suited to trades, small business owners, or those wanting a functional space to operate from while enjoying the convenience of a high quality business park.

With high residential growth in the surrounding area, this location is becoming increasingly attractive for small businesses and owner-occupiers.

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

22/4 Northpoint Street, Plimmerton, Porirua



Legal description & record of title

Unit 22 and Accessory Unit 53-54, 66, 79
Deposited Plan 381458. 326305



Floor area

280sqm



Car parking

Four



Potential net income

\$62,731pa + GST



Occupancy

Vacant possession



Zoning

General Industrial

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 2nd July 2025

Key highlights

- Versatile commercial workspace with quality offices
- High growth location
- Minutes from State Highway 59, with excellent access north and south
- Potential net income of \$62,731pa + GST





The property

A modern, versatile unit offering professional office space and functional workshop capability in a proven business park.

Unit 4 at 22 Northpoint Street is a well-presented commercial unit combining clean, professional office space with a practical mix of high and low-stud workshop areas. Located in the popular Northpoint Business Park, the unit suits a wide range of business uses — from technical services and trade-based operators to office users needing storage or workspace on site.

The upper-level office is light, modern, and air-conditioned, providing a comfortable and professional working environment. The ground floor offers versatile workspace with a high stud roller door providing access to a high stud workshop bay, augmented by two lower stud workshop/storage areas.

Key features

- Quality workshop and office space with excellent natural light.
- High and low-stud workshop areas.
- High stud roller door access.
- On-site parking.
- For sale with vacant possession.

Property attributes

Floor area	321sqm
Age	2007
Number of tenancies	Vacant possession

Floor area breakdown

Description	Area (sqm)
Office	139
Workshop	139
Mezzanine/Storage	43
Total	321 sqm
Car parks	Four car parks

The location

High visibility, easy access, and surrounded by established operators.

Northpoint Business Park is a well-established commercial precinct in Plimmerton, Porirua, offering strong connectivity to State Highway 1 and the wider Wellington region.

The area has become a popular base for trade services, light industrial users, and professional businesses, drawn by its modern facilities, ease of access, and proximity to both residential catchments and major transport routes.

Unit 4 sits in a clean, functional, and secure environment that supports a broad range of business activity, with strong local amenity and regional convenience.



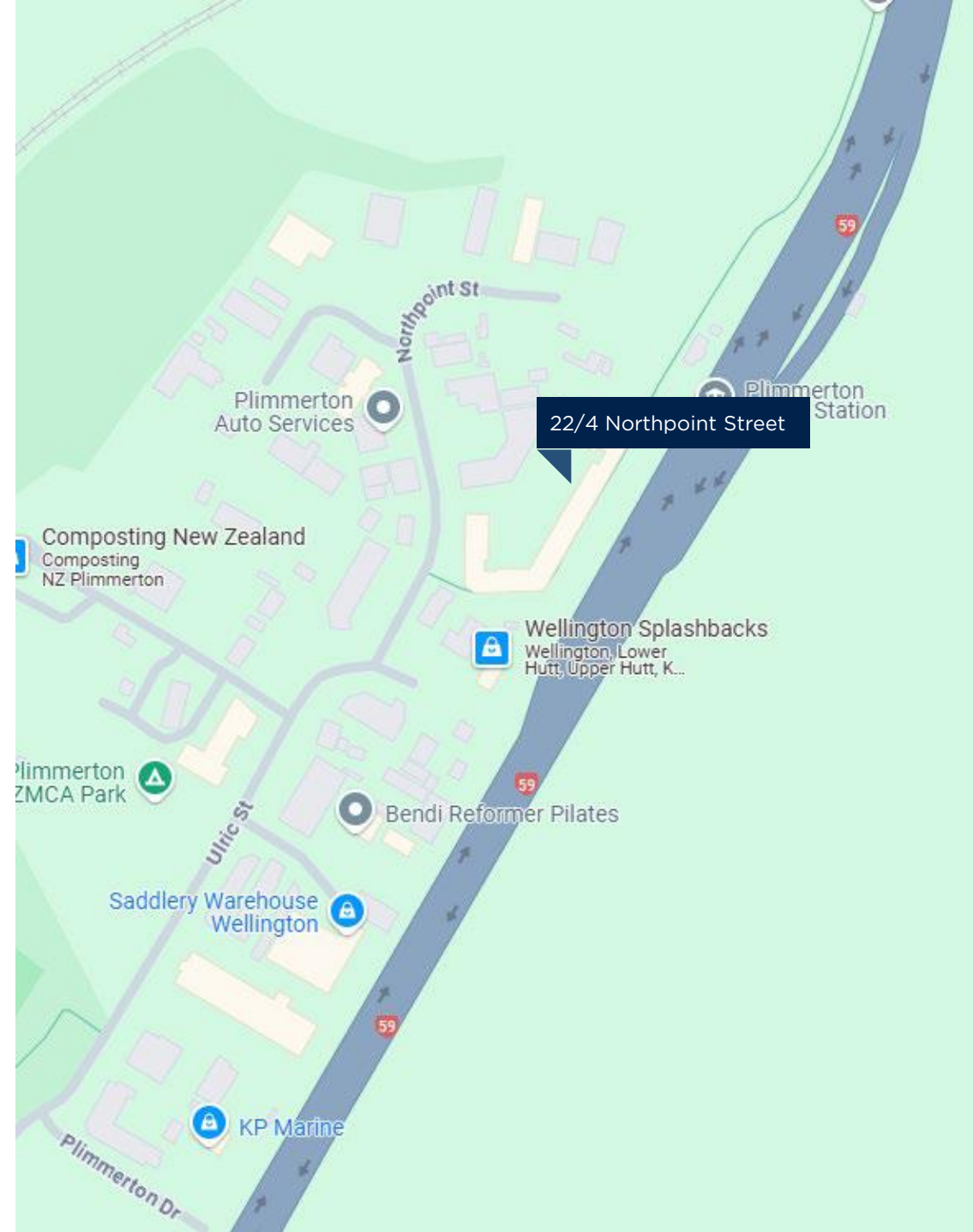
Transport

Train station and bus stop nearby



Amenities

Just a few minutes from the busy Mana Esplanade



Legal description and zoning

Legal description	Unit 22 and Accessory Unit 53-54, 66, 79 Deposited Plan 381458. 326305		
Tenure	Unit Title		
Rating valuation	Land value		\$310,000
	Value of Improvements		\$195,000
	Capital value		\$505,000
Local authority	Porirua City Council		
Zoning	General Industrial		

Zoning

The property at **22 Northpoint Street** is situated within the **General Industrial Zone** under the Porirua City Council's Operative District Plan. This zoning permits a wide range of industrial activities, including manufacturing, warehousing, logistics, and trade-based services.





Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Office	139	\$300	\$41,700
Workshop area	139	\$200	\$27,800
Mezzanine	43	\$90	\$3,870
Carparks	4	\$25	\$5,200
Total	321sqm		\$78,570

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$7,898
Insurance/Body Corporate	\$7,941
Total	\$15,839

*All figures exclude GST.

Potential income summary

Total potential gross income	\$78,570
Less: budgeted outgoings	\$15,839
Total potential net income	\$62,731

*All figures exclude GST.

The sale process

22/4 Northpoint Street, Plimmerton is being offered for sale by way of Tender closing at 4:00pm, Wednesday 2nd July 2025 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/22_4NorthpointStreet

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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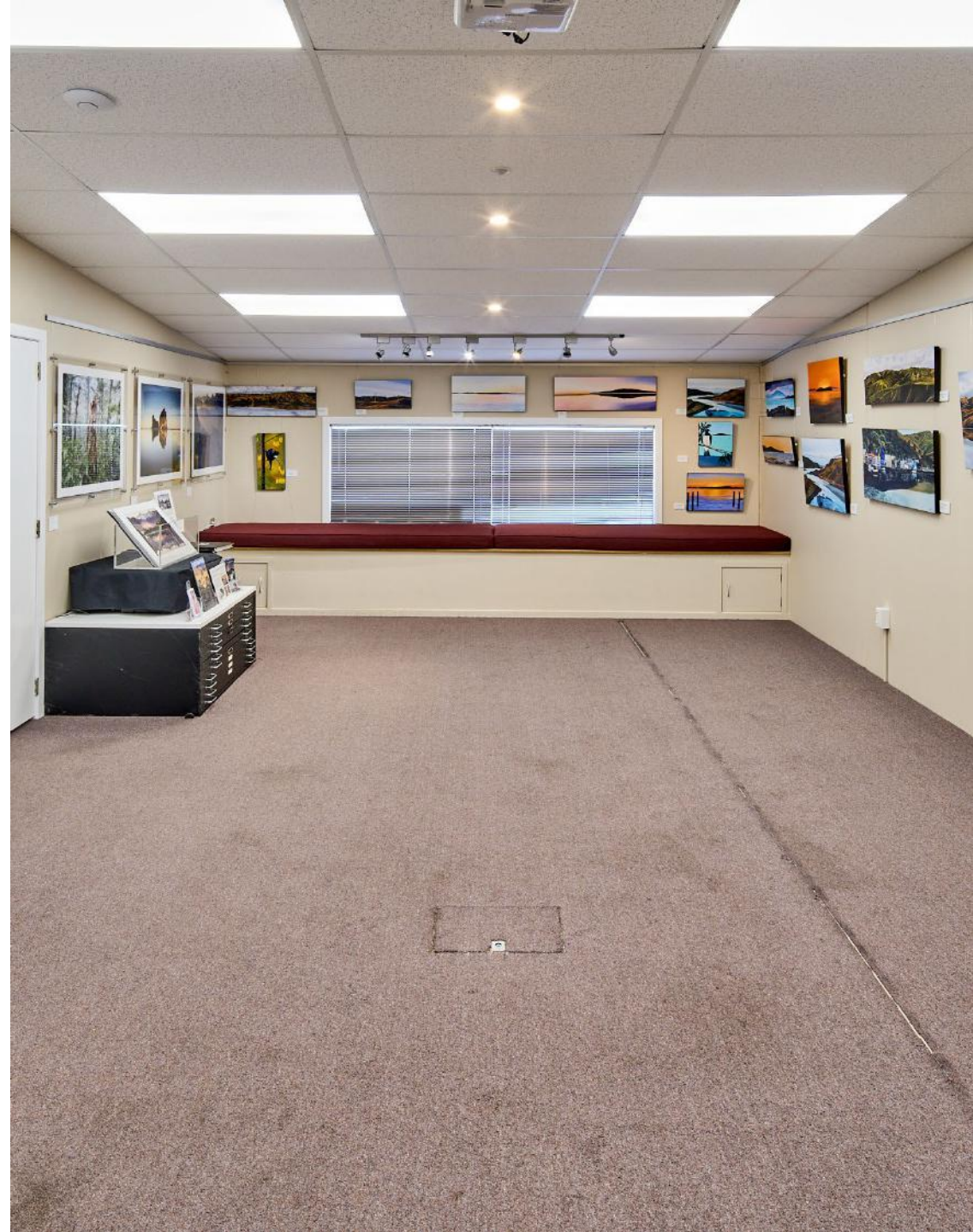
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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3258638



Appendices



Appendices

- Aerial
- Certificate of Title

Aerial





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



R. W. Muir
Registrar-General
of Land

Identifier	326305	Supplementary Record Sheet
Land Registration District	Wellington	344516
Date Issued	22 March 2007	
Prior References		
182189	182318	

Estate	Stratum in Freehold
Legal Description	Unit 22 and Accessory Unit 53-54, 66, 79 Deposited Plan 381458

Registered Owners
Peter Robert Hall, Robyn Catherine Hall and Fiona Jeanne McLean

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

6228765.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.11.2004 at 9:00 am
7288151.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.3.2007 at 9:00 am

BAYLEYS

326305



Identifier 326305



SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier 344516

Land Registration District **Wellington**

Date Issued 22 March 2007

Plan Number DP 381458

Subdivision of

Lot 1 Deposited Plan 344366 and Lot 2 Deposited Plan 344366

Prior References

182189 182318

Unit Titles Issued

326284	326285	326286	326287
326288	326289	326290	326291
326292	326293	326294	326295
326296	326297	326298	326299
326300	326301	326302	326303
326304	326305	326306	326307
326308	326309	326310	

Interests**OWNERSHIP OF COMMON PROPERTY**

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Appurtenant hereto is a right of way created by Easement Instrument 6139225.5 - 3.9.2004 at 3:55 pm

The easement created by Easement Instrument 6139225.5 is subject to Section 243 (a) Resource Management Act 1991

Fencing Agreement in Deed 6139225.11 - 3.9.2004 at 3:55 pm

Land Covenant in Transfer 6228765.15 - 25.11.2004 at 9:00 am

Fencing Covenant in Transfer 6310024.2 - 11.2.2005 at 9:00 am

7288151.5 Change of rules of the Body Corporate - 22.3.2007 at 9:00 am

7346441.1 Change of address of the Body Corporate - 1.5.2007 at 9:00 am

9200244.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 3.10.2012 at 12:44 pm

9536917.1 Change of address of the Body Corporate - 7.10.2013 at 3:34 pm

10497728.1 Change of address of the Body Corporate - 12.7.2016 at 11:15 am

Transaction ID 5723298

Client Reference themet009

Search Copy Dated 19/05/25 5:26 pm, Page 3 of 4
Register Only

Certificate of title

Identifier 326305

10497728.2 Notice of reassessment of ownership/utility interests pursuant to Section 42 Unit Titles Act 2010 - 12.7.2016 at 11:15 am
12339319.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 16.12.2021 at 5:22 pm

Transaction ID 5725298
Client Reference themet009

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Register Only

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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