



Boundary lines are indicative only

Information memorandum

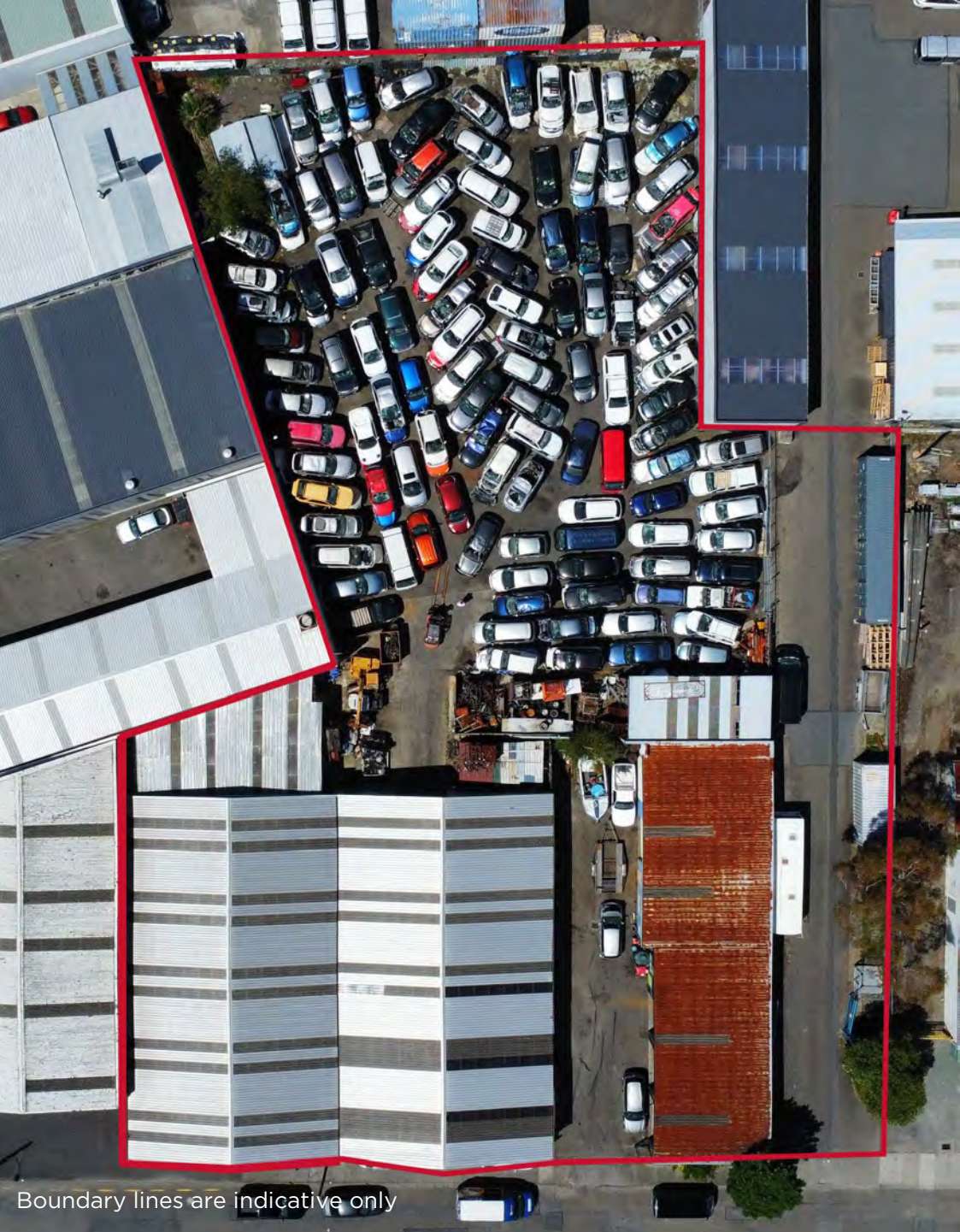
Upper Hutt Central
15-21 Blenheim Street

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

BAYLEYS



Boundary lines are indicative only



Contents

04

The opportunity

05

Executive summary

06

The property

07

The location

09

Legal description
and zoning

10

Tenancy schedule

11

Operating expenses

11

Potential income
summary

12

The sale process

13

Appendices

The opportunity

Capital Commercial (2013) Limited is pleased to offer 15, 17, 19 and 21 Blenheim Street, Upper Hutt Central for sale by way of Tender at 4:00pm, Wednesday, 25th March 2026 *(unless sold prior)*.

15–21 Blenheim Street presents a strategic redevelopment opportunity in the heart of Upper Hutt.

Located just 50 metres from the entrance to the iconic Brewtown entertainment precinct, this 3,700sqm (more or less) site is split over four titles and benefits from multiple access points, creating excellent flexibility for future development.

The property's redevelopment potential is wide-ranging, spanning service retail, fast food, wholesale retail, or straight warehousing. Currently operating as a car dismantler and parts retailer, the site includes two practical warehouses totalling over 1,000sqm, so the site should also be considered for its existing layout and current buildings.

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

15, 17, 19 and 21 Blenheim Street, Upper Hutt Central



Legal description & record of title

15 Blenheim - LOT 4 DP 28401 WNF4/1468
17 Blenheim - LOT 3 DP 28401 WNF4/1467
19 Blenheim - LOT 2 DP 28401 WNF4/1466
21 Blenheim - LOT 3 DP 303436-SUBJ TO R/W 13797



Floor area

1,128sqm



Land area

3,722sqm



Potential net income

\$206,904pa + GST



Parking

Multiple off-street car parks



Zoning

General industrial



Tenancy

Available with vacant possession

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 25th March 2026
(unless sold prior)

Key highlights

- Four adjoining freehold titles sold together
- Strong existing commercial improvements with ongoing usability
- Excellent development potential in a fast-growing Upper Hutt location
- Close proximity to the CBD, railway station, State Highway 2, and key amenities including the Brewtown Entertainment Complex
- Flexible options for investors, developers, and owner-occupiers



The property

Consisting of four individual titles 15, 17, 19 and 21 Blenheim Street, Upper Hutt is made up of light industrial and workshop space with an extensive sealed yard located at the rear.

The two light industrial warehouses located on 15 and 17 Blenheim Street are high profile with drive through capability and have a stud height ranging from 4.0m at the knee to 4.70m at the apex. With excellent natural light and office amenities including reception area facing directly onto Blenheim Street.

19 Blenheim Street houses a smaller two bay standalone workshop currently used as mechanical workshops these are column free with a stud height of approximately 3.80m with manual roller doors

21 Blenheim Street consists of Soley sealed yard space measuring 2,238sqm this title includes a driveway easement to access a rear property leaving approximately 1,700sqm of usable land area at rear of the site

The location

Situated in one of Upper Hutt's most accessible commercial and industrial precincts, 15, 17, 19 and 21 Blenheim Street enjoy a strategic location just minutes from the CBD and key transport connections.

Blenheim Street links directly to Fergusson Drive and is only a short drive from State Highway 2, providing excellent access for logistics, service vehicles, staff and customers.

The properties sit within an established commercial/industrial cluster, surrounded by a mix of trade retail, light industrial operators, service businesses and automotive uses. This well-established environment supports a wide range of commercial or industrial activities and offers strong connectivity to the wider Upper Hutt region.

Public transport, including Upper Hutt Railway Station, is located nearby, adding convenience for employees and customers. The area continues to benefit from steady commercial growth, making this a highly desirable location for businesses looking for visibility, accessibility and long-term potential.





Boundary lines are indicative only

Legal description

Legal description	15 Blenheim - LOT 4 DP 28401 WNF4/1468 17 Blenheim - LOT 3 DP 28401 WNF4/1467 19 Blenheim - LOT 2 DP 28401 WNF4/1466 21 Blenheim - LOT 3 DP 303436-SUBJ TO R/W 13797	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	3,722sqm	
15 Blenheim Street Rating valuation	Land value	\$430,000
	Value of Improvements	\$220,000
	Capital value	\$650,000
17 Blenheim Street Rating valuation	Land value	\$420,000
	Value of Improvements	\$260,000
	Capital value	\$680,000
19 Blenheim Street Rating valuation	Land value	\$420,000
	Value of Improvements	\$230,000
	Capital value	\$650,000
21 Blenheim Street Rating valuation	Land value	\$850,000
	Value of Improvements	\$-
	Capital value	\$850,000
Local authority	Upper Hutt City Council	
Zoning	General industrial	

Zoning

The General Industrial Zone provides for industrial activities and other compatible activities. In general industrial activities can be described as activities that process, store, repair or depose of materials and goods. Industrial activities may emit objectionable odour, dust and noise. Compatible activities are those activities that can manage the adverse effects generated by industrial activities and the lower amenity values of the zone. The General Industrial Zone is characterised by medium to large sites with large footprint buildings that can accommodate large scale industrial activities. Ideally these areas are located close to or have good access to key freight routes. Depending on the location of the industrial area there may be requirements to soften the utilitarian appearance and larger footprints of buildings and storage areas to provide for attractive streetscapes and gateways along identified routes.

Tenancy Schedule

Tenant	Area sqm Car parks	Rate \$PSM	Annual Gross Rental
15 Blenheim Street 17 Blenheim Street	Workshop 789	\$160	\$126,240
	Office 41.4	\$160	\$6,560
	Amenities/Storage 28.1	\$80	\$2,240
	Canopy 48.6	\$80	\$3,840
19 Blenheim Street (Front)	Workshop 122	\$160	\$19,520
	Office 20	\$160	\$3,200
	Storage 28	\$80	\$2,240
	Canopy 48	\$80	\$3,840
19 Blenheim Street (Rear)	Workshop 104	\$160	\$16,640
	Office 40	\$120	\$4,800
	Mezzanine 20	\$80	\$1,600
21 Blenheim Street (Yard)	2,238 (Land Area) 1,700 (Usable Area)	\$35	\$59,500
Total	1,128 sqm		\$250,220

*All figures exclude GST.

Operating expenses

Description	Annual expenses
Rates	\$23,316
Insurance (est)	\$20,000
Total	\$43,316

*All figures exclude GST.

Potential income summary

Total gross income	\$250,220
Less budgeted outgoings	\$43,316
Total net potential income fully leased	\$206,904

*All figures exclude GST.

The sale process

15, 17, 19 and 21 Blenheim Street, Upper Hutt Central for sale by way of Tender at 4:00pm, Wednesday, 25th March 2026 (unless sold prior) 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://propertyfiles.co.nz/property/15to21blenheimstreet>

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/3259637**



Appendices



Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title – 15 Blenheim Street



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



R. W. Muir
Registrar-General
of Land

Identifier WNF4/1467

Land Registration District Wellington

Date Issued 26 July 1967

Prior References
WNE1/730

Estate Fee Simple
Area 506 square metres; more or less
Legal Description Lot 3 Deposited Plan 28401
Registered Owners
Joseph Blair Griffiths and Judith Valerie Griffiths

Interests
11176923.9 Mortgage to ASB Bank Limited - 20.7.2018 at 12:45 pm

Transaction ID 7375902
Client Reference 2000001002

Search Copy Dated 18/11/23 11:01 am, Page 1 of 2
Register Only



Certificate of title – 17 Blenheim Street



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier WNF4/1467
Land Registration District Wellington
Date Issued 26 July 1967
Prior References
WNE1730

Estate Fee Simple
Area 506 square metres more or less
Legal Description Lot 3 Deposited Plan 28401
Registered Owners
Joseph Blair Griffiths and Judith Valerie Griffiths

Interests
11176923.9 Mortgage to ASB Bank Limited - 20.7.2018 at 12:45 pm

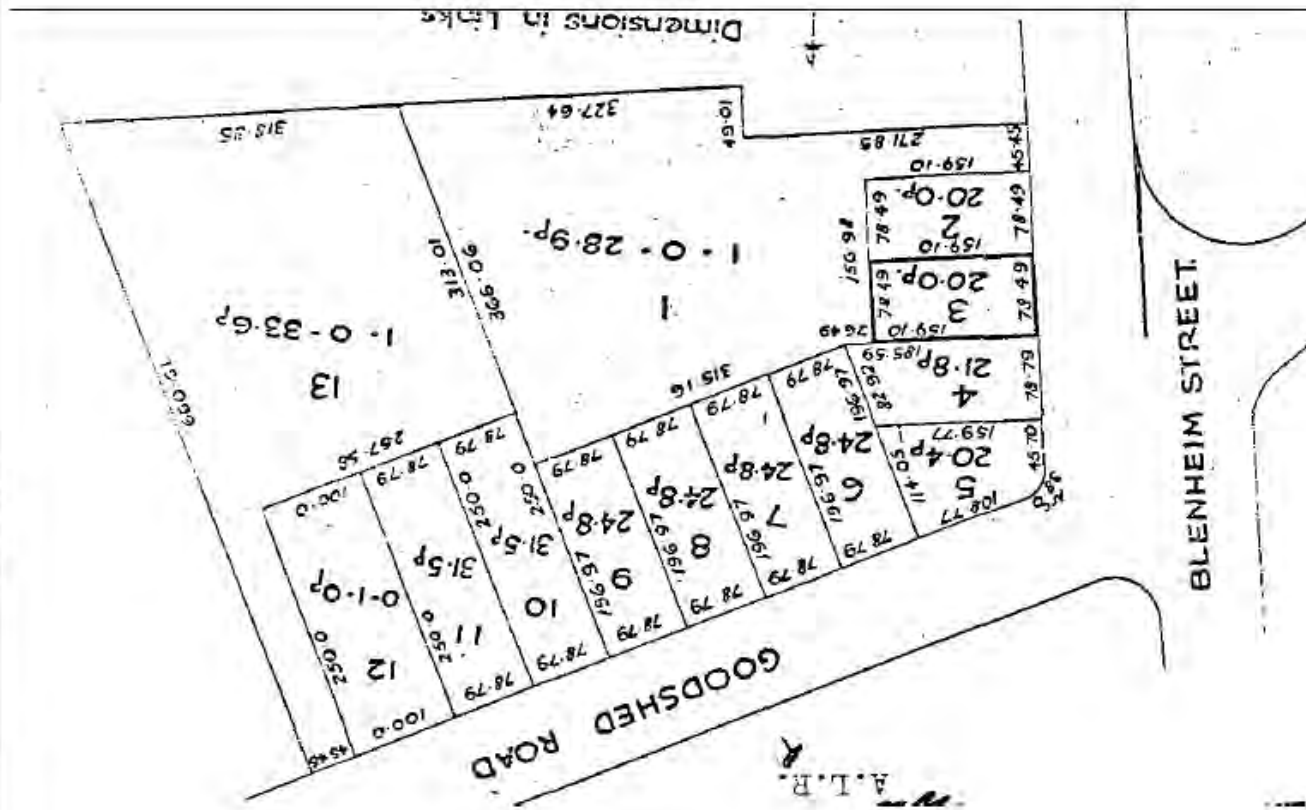
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Client Reference: 2000000002

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Register Only

Certificate of title – 17 Blenheim Street

WNF4/1467

Identifier



Search Copy Dated 13.11.23 11:02 am Page 2 of 2
Register Only

Transaction ID 737990
Client Reference docno=1002

Certificate of title – 19 Blenheim Street



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier

WNF4/1466

Land Registration District

Wellington

Date Issued

26 July 1967

Prior References

WNE1730

Estate

Fee Simple

Area

506 square metres more or less

Legal Description

Lot 2 Deposited Plan 28401

Registered Owners

Joseph Blair Griffiths and Judith Valerie Griffiths

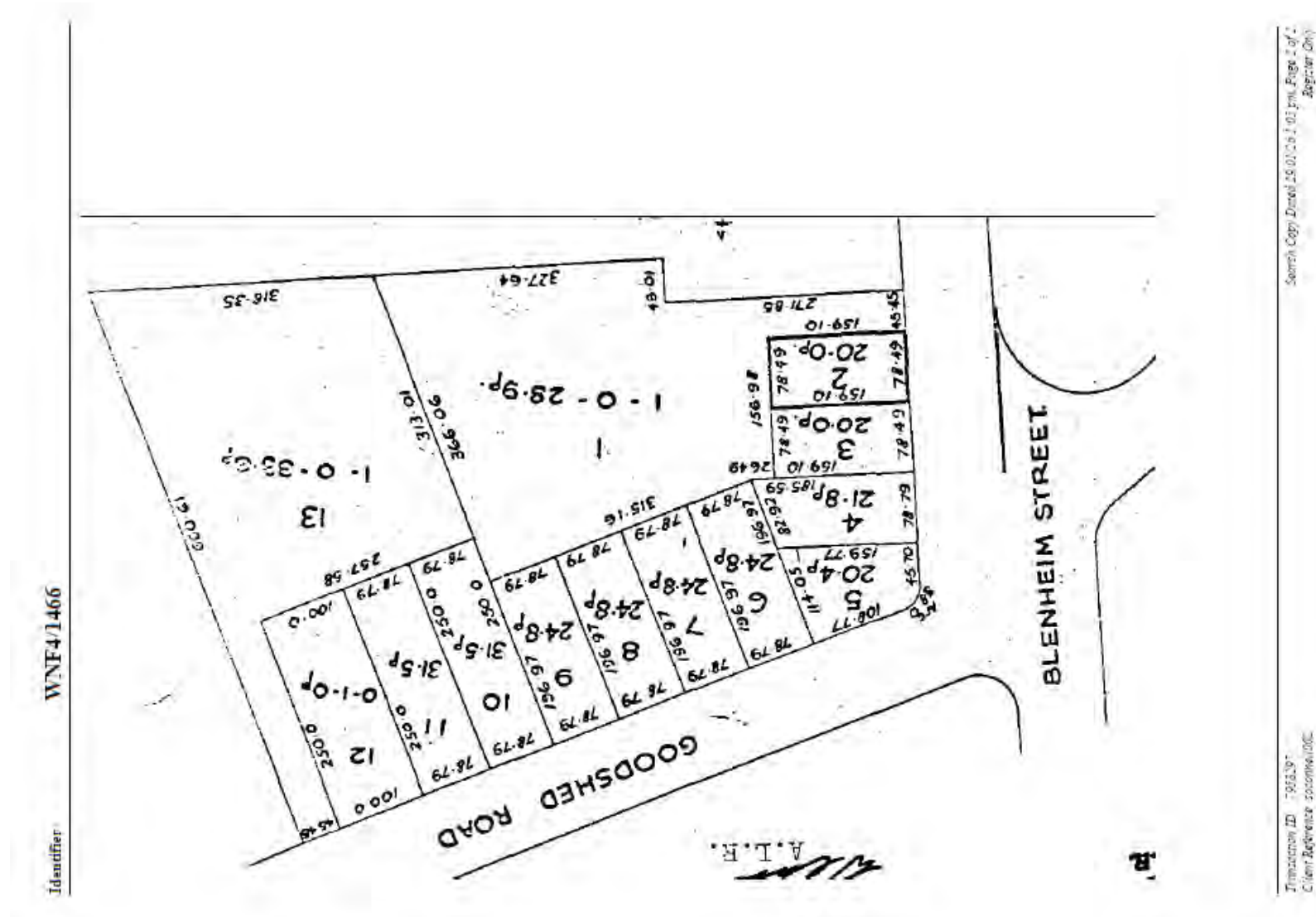
Interests

11176923.7 Mortgage to ASB Bank Limited - 20.7.2018 at 12.45 pm

Transaction ID: 7935197
Client Reference: 2020011001

Search Copy Dated 29.01.2026 1:03 pm, Page 1 of 2
Register Only

Certificate of title – 19 Blenheim Street





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



R. W. Muir
Registrar-General
of Land

Identifier 13797
Land Registration District Wellington
Date Issued 26 October 2001

Prior References
WN22A/864

Estate Fee Simple
Area 2238 square metres more or less
Legal Description Lot 3 Deposited Plan 303436
Registered Owners
Joseph Blair Griffiths and Judith Valerie Griffiths

Interests
5088287.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 27.9.2001 at 11:33 am and Entered 26.10.2001 at 9:00 am
Subject to a right (in gross) to drain sewage and water over parts marked A and B, and a sewage drainage right (in gross) over part marked C DP 303436 in favour of The Upper Hutt City Council created by Transfer 5088287.5 - Produced 27.9.2001 at 11:33 am and Entered 26.10.2001 at 9:00 am
The easements created by Transfer 5088287.5 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way, water drainage, water supply, electricity, gas, and telecommunications rights over part marked A, and an electricity easement over parts marked A and N DP 303436 specified in Easement Certificate 5088287.6 - Produced 27.9.2001 at 11:33 am and Entered 26.10.2001 at 9:00 am
Some of the easements specified in Easement Certificate 5088287.6 are subject to Section 243 (a) Resource Management Act 1991
11176923.63 Mortgage to ASB Bank Limited - 20.7.2018 at 12:45 pm

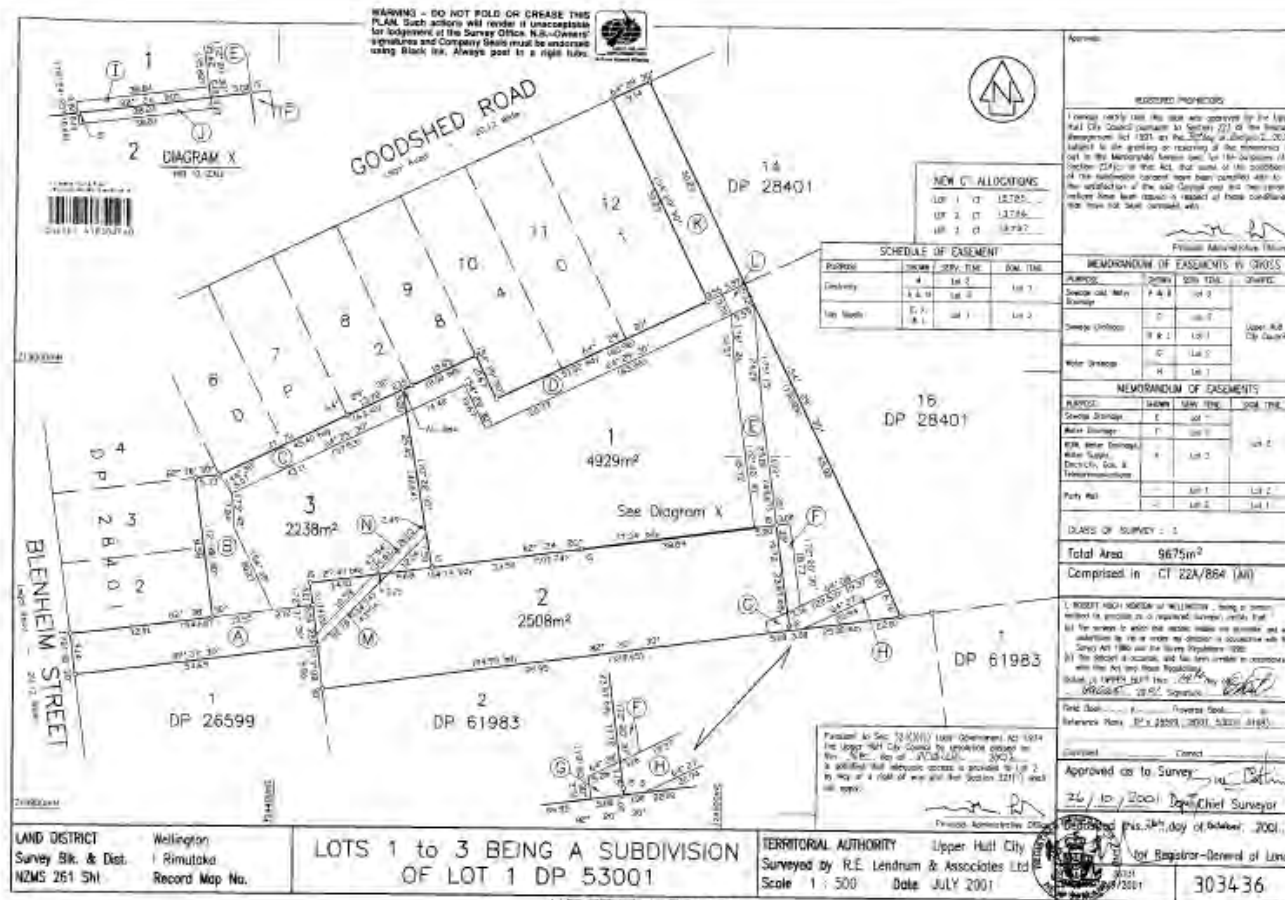
Transaction ID 7053143
Client Reference 2000001002

Search Copy Dated 29.01.26 12:37 pm, Page 1 of 2
Register Only

Certificate of title – 21 Blenheim Street

Certificate of title – 21 Blenheim Street

Identifier 13797



Search Copy Dated 19 01 26 12:51 pm Page 3 of 3
Register Only
Transaction ID: 7050745
Client Reference: 2000001001

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