

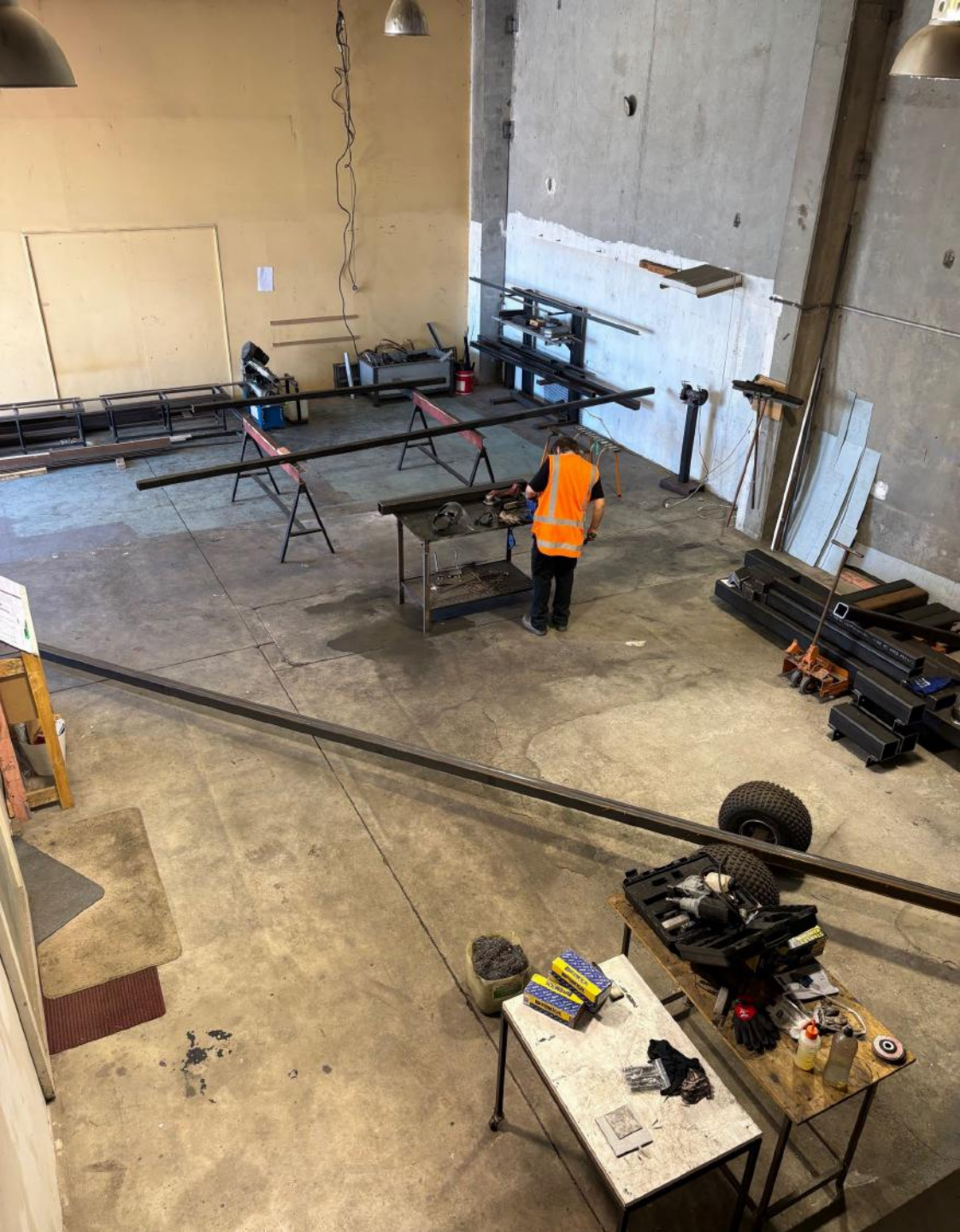


Information memorandum

Paraparaumu
Unit 7, 20 Manchester Street

Prepared by Capital Commercial (2013) Limited





Contents

04

The opportunity

05

Executive summary

07

The property

08

The location

09

Potential rental
analysis

10

Legal description
and zoning

11

The sale process

12

Appendices

The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 7, 20 Manchester Street, Paraparaumu for sale by way of Price by Negotiation.

Highly Desirable Industrial - Occupy or Invest

Unit titled property comprising 328sqm floor area with three designated carparks and common access area situated in an absolute prime location in central Paraparaumu.

Positioned within a eight unit, security gated complex, this property faces west and has straightforward access from the entrance way. High-stud, tilt slab construction with generous roller door height of 4.3 metres. Currently configured to accommodate warehouse/workshop plus two fully separate storage/office areas.

With industrial units being a sought-after asset, this property is sure to appeal to a wide range of buyers and future tenants.

The quality of this building's presentation will impress, along with feature benefits being motorised roller door, security alarm and its convenience to the expressway networks. Whether you are looking to secure a property for your business or wanting to invest for future returns, don't miss this limited opportunity to purchase in such a tightly-held location.

A highly desirable asset for first time buyers or addition to your property portfolio



Johnny Curtis

+64 21 386 285

johnny.curtis@bayleys.co.nz

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



Simon Butler

+64 21 128 9315

simon.butler@bayleys.co.nz

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

bayleys.co.nz/3258156

Executive summary

Industrial unit titled building of 328 sqm located within an eight unit complex, positioned at the end of the Manchester Street cul-de-sac. Currently owner-occupied this property is now surplus to the Vendors needs and is presented to the market for sale, for the first time in 10 years.

The property



Property address

Unit 7, 20 Manchester Street, Paraparaumu



Legal description & record of title

Unit 7 & AU 7A 7B 7C UP 63906 ON LOT 9
DP 50813



Record of title

WN33C/132
WN43C/917 (Supplementary record sheet)



Floor area

328sqm



Tenure

Stratum in Freehold



Body Corporate annual levy

\$7,794 + GST



Local Territorial Authority

Kapiti Coast District Council



Occupancy

Vacant Possession



Seismic rating

Not known



Zoning

Industrial

The sale process



Method of sale

Price by Negotiation

Key highlights

- Sought after industrial unit size with three carparks
- Pivotal location with easy accessibility to expressway north and south
- Affordable price bracket with plenty of upside for owner occupiers and investors
- Practical, functional warehouse/office layout





The property

This well maintained and easy-care unit in an established industrial area, has been the owned by our Vendor since 2002 . The Vendors are now ready to sell and we are pleased to present such a fantastic future opportunity to a new owner.

The building comprises of tilt slab construction and long run iron roofing and exterior cladding with high stud height roller door. The area has been divided up to comprise a warehouse/workshop with toilet/bathroom area and functional kitchenette, that can be used as office and/or additional work spaces or storage. The Unit comprises a mezzanine floor (not consented) that is additional to the 230 sqm floor are of 98 sqm.

Three carparks are allocated to the property.

With a limited number of commercial/industrial properties available in the vicinity and increasing demand from businesses looking to relocate with recent opening of transmission gully and future connecting expressways, this location and property type is In huge demand with buyers.

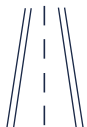
The Body Corporate is administered by Strata in Auckland and all associated unit title requirements are available to registered interest

Construction	Materials
Floor	Concrete
Roof	Long run iron with sky-light panels
External walls	Long run iron/ concrete tilt slab
Stud height	Front of unit 4.9m increasing to 5.5m at the back wall

The location

Positioned at the north eastern end of the cul-de-sac of Manchester Street which lies east of Te Roto Drive, being accessed at the controlled light intersection of Kapiti Road. This eight unit complex is situated along the boundary of the Kapiti Expressway (SH 1) and only minutes from the access ramps north and south.

The surrounding area comprises is a mix of industrial business and commercial/trade retail operators, with the Coastlands Shopping Centre, Kapiti Airport and residential areas supporting this growing Kapiti region. Otaki – 20 min drive time. Levin – 35 min drive time. Wellington – 35 min drive time.



Accessibility

Positioned just off State Highway 1 and within 22km of Otaki, 51 km to Wellington.



Amenities

This central location is within close proximity to Coastland Shopping Centre, supermarkets, railway connection, trade retail hubs, aquatic centre and planned expanding residential intensification development.



Population catchment

Kapiti has a population of approx. 56,000 with Paraparaumu making up a larger portion of this, at 30,400.



Motorway

Paraparaumu is serviced from State Highway 1 with on/off ramps at Kapiti Road as well as access through the area from the main road (old State Highway 1). Recent opening of Transmission Gully has dramatically improved connectivity to this location.



Location features

1. State Highway 1
2. Coastland Shopping Centre
3. Kapiti Airport
4. Mitre 10
5. New World Supermarket
6. Aquatic Centre

Unit 7, 20 Manchester Street

Paraparaumu



Operating expenses

Description	Annual expense
Rates	\$3,875
Insurance	\$ 7794
Total	\$11, 670

*All figures exclude GST.

Potential rental analysis

Description	Area sqm Car parks	\$ psm	Potential Net rental pa
Ground Floor Warehouse and Amenities	230	\$150	\$34,500
Mezzanine	98	\$150	\$14,700
Carparks	3	\$25	\$3,900
Total	328sqm		\$53,100

*All figures exclude GST.

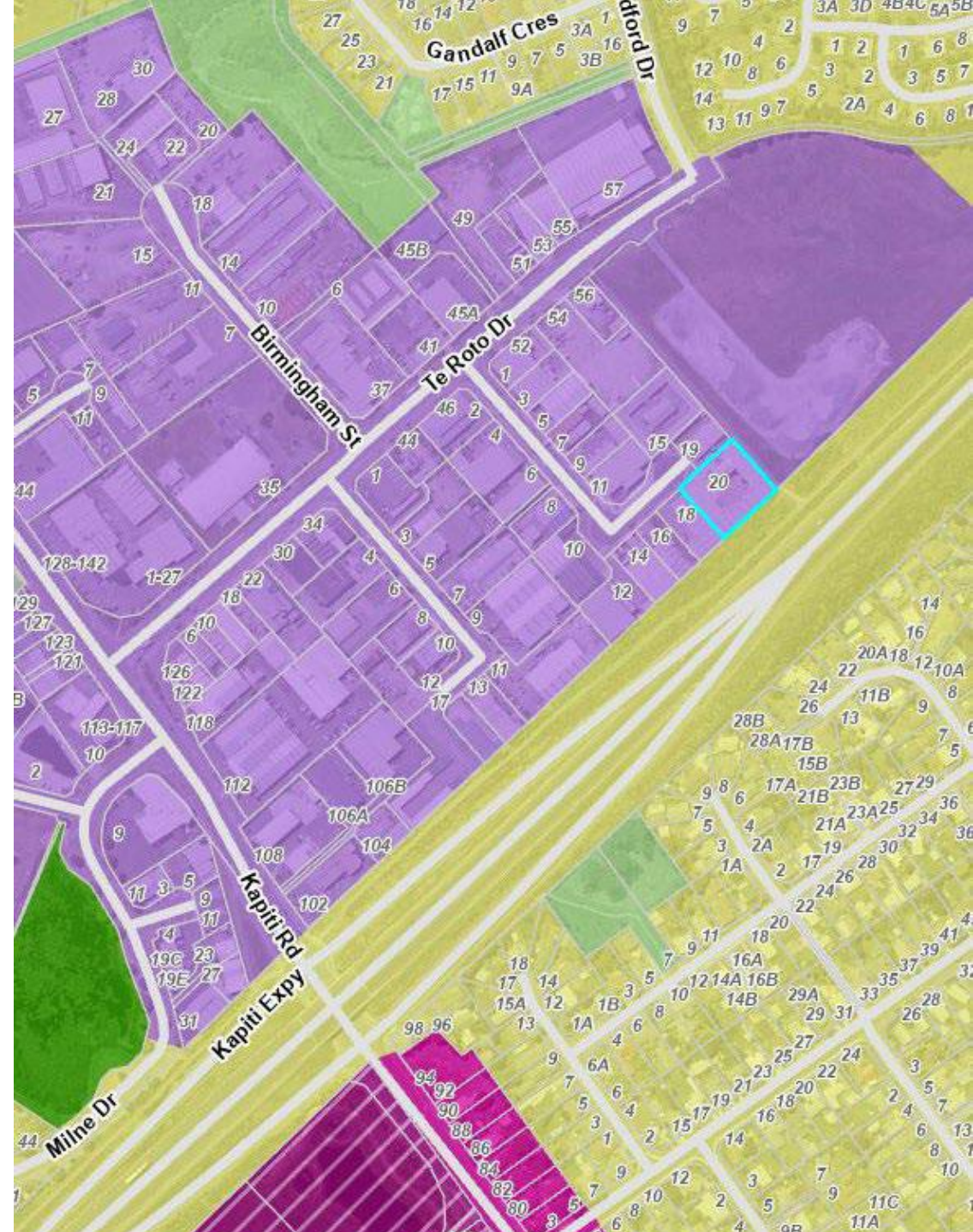
Legal description and zoning

Record of title	WN43C/914 (Unit) and WN43C/917 (Supplementary Sheet)	
Legal description	UNIT 7 & AU7A 7B 7C UP 63906 ON LOT 9 DP 50813	
Tenure	Stratum in freehold (Unit Title)	
Rating valuation	Land value	\$225,000
	Value of Improvements	\$495,000
	Capital value	\$720,000
Local authority	Kapiti Coast District Council	
Zoning	Industrial	
Rates	\$4,559 incl GST	

District Plan Zones

Zones

 General Residential Zone	 Town Centre Zone
 General Rural Zone	 Metropolitan Centre Zone
 Rural Production Zone	 General Industrial Zone
 Rural Lifestyle Zone	 Natural Open Space Zone
 Local Centre Zone	 Open Space Zone
 Mixed Use Zone	 Airport Zone



The sale process

Unit 7, 20 Manchester Street, Paraparaumu is being offered 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.

www.propertyfiles.co.nz/unit7_20manchesterstreet

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:



Simon Butler

Commercial & Industrial

+64 21 128 9315

Simon.butler@bayleys.co.nz

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



Johnny Curtis

Commercial & Industrial

+64 21 386 285

Johnny.curtis@bayleys.co.nz

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

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/3258156



Appendices

Appendices

- Aerial
- Certificate of Title



Aerial





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



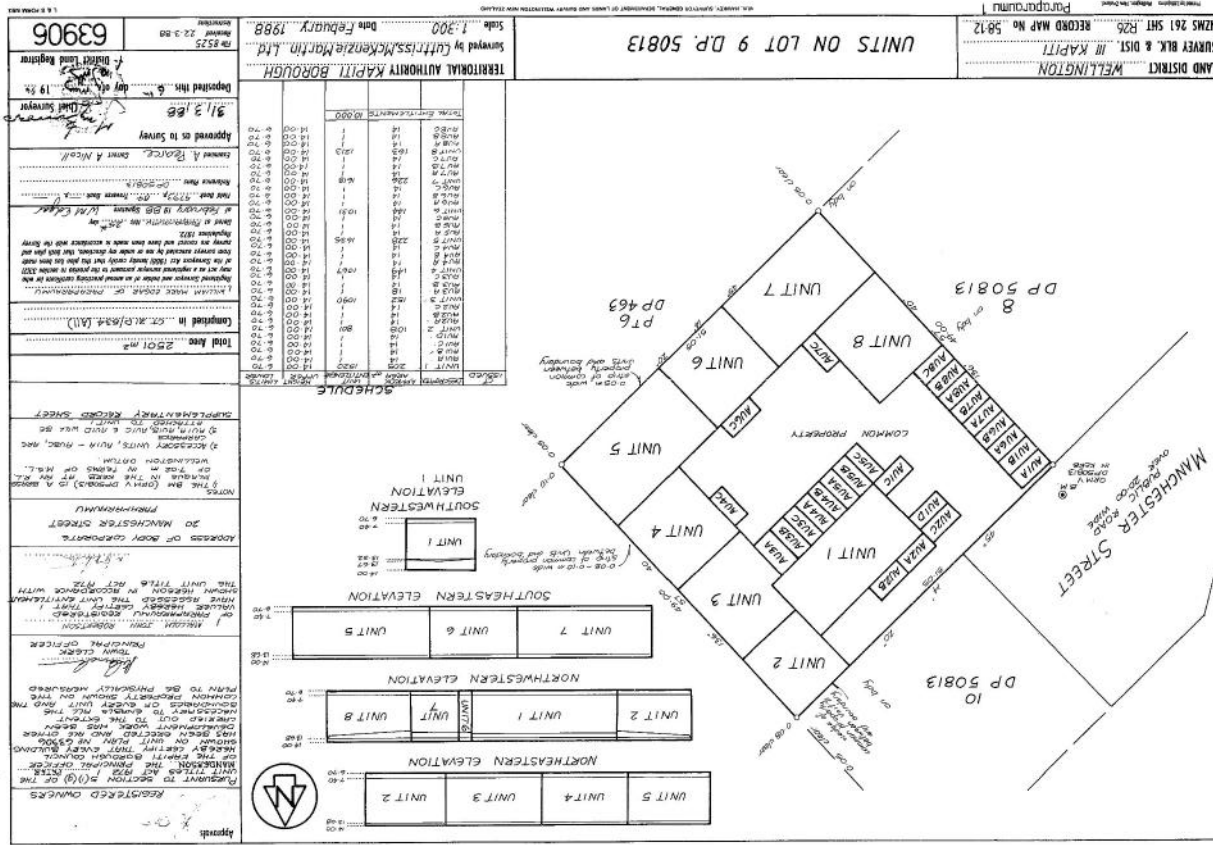
R. W. Muir
Registrar-General
of Land

Identifier	WN43C/915	Supplementary Record Sheet
Land Registration District	Wellington	WN43C/917
Date Issued	06 May 1994	
Prior References		
WN21D/534		
Estate	Stratum in Freehold	
Legal Description	Unit 7 and Accessory Unit 7A, 7B and 7C Deposited Plan 63906	
Registered Owners	Ralph Thomas King	

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

5311479.2 Mortgage to The National Bank of New Zealand Limited - 13.8.2002 at 9:00 am

BAYLEYS

Identifier

Certificate of title

Identifier	WN43C/915		
 SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972 Search Copy			
Identifier	WN43C/917		
Land Registration District	Wellington		
Date Issued	06 May 1994		
Plan Number	DP 63906		
Subdivision of	Lot 9 Deposited Plan 50813		
Prior References	WN21D/534		
Unit Titles Issued			
WN43C/909	WN43C/910	WN43C/911	WN43C/912
WN43C/913	WN43C/914	WN43C/915	WN43C/916
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.			
516880 Subject to the reservations as to Coal, Gold and Silver			
Transaction ID 4934206 Client Reference acwbl11a001 Search Copy Dated 12/02/25 3:51 pm, Page 3 of 3 Register Only			

Disclaimer

This Information Memorandum has been prepared by Capital Commercial (2013) Limited (Bayleys), Licensed under the REA Act 2008 as a general outline only for the guidance of potential purchasers. The contents of this document does not constitute an offer or form part of any contract.

This document has been compiled using information provided by third parties, and Bayleys accepts no responsibility for its accuracy or completeness. It is not to be distributed or reproduced in whole or in part without the prior written consent of Bayleys. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the property described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

Potential purchasers should not rely on any of the information in this information memorandum (including but not limited to figures, calculations, descriptions, photographs, dimensions, references to conditions or permissions for use and occupation) as statements or representations of fact. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken.

Except where otherwise provided, all references to rent, income or price are GST exclusive. Potential purchasers must make their own independent inspection and other enquiries to satisfy themselves as to the accuracy, correctness and completeness of the information. Potential purchasers should also seek independent financial, taxation, accounting, legal and other advice to assist them in making their own decisions and assessment appropriate to their circumstances. Any projections, analyses or other forward looking information are estimates only, are not representations of future matters and may be based on assumptions that, while currently considered reasonable, may not be correct. Actual results may vary from projected results (and variations may be material).

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to Bayleys at the time of preparing this document and assumptions, which may be incorrect. Bayleys does not warrant that such statements are or will be accurate or correct.

Bayleys provides this document on the condition that, subject to any statutory limitation on its ability to do so, Bayleys disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

This confidential document is for the sole use of persons directly provided with it by Bayleys and is not to be supplied to any other person without the prior written consent of Bayleys. Use by, or reliance upon this document by any other person is not authorised by Bayleys and without limitation to the above disclaimers, Bayleys is not liable for any loss arising from such unauthorised use or reliance.

GST disclaimer

Capital Commercial (2013) Limited (Bayleys) advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

Confidentiality

The information contained in this document is provided on the basis that it is strictly private and confidential. The information may not be reproduced, in whole or in part, nor may any of this information be divulged or disclosed to any third party without the prior written consent in writing of the vendor as required by law.

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.

Bayleys Commercial Wellington

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