



Information memorandum

Newtown, Wellington
8A Horner Street

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



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Contents

04

The opportunity

05

Executive summary

07

The property

08

The location

09

Legal description
and zoning

11

Potential rental
analysis

12

Operating expenses

12

Potential income
summary

13

The sale process

14

Appendices

The opportunity

Capital Commercial (2013) Limited is pleased to offer 8A Horner Street, Newtown for sale by way of Tender closing 4:00pm on Wednesday 15th April 2026.

This versatile Newtown property offers a smart blend of warehouse and office or showroom over two levels, totaling 405sqm. A modern glass sectional door provides an attractive entry to the warehouse area, enhancing both street appeal and functionality for loading or display.

Recently refurbished, the building presents well and is ready for immediate occupation, with the added benefit of layout options that could suit two separate tenancies for investors or businesses wanting to split operations.

Set amongst residential neighbours in a quiet Newtown street, the property enjoys a more relaxed environment than traditional industrial precincts, yet remains within easy reach of the CBD and key arterial routes. A secure front yard provides valuable extra space for parking, storage or outdoor use, rounding out a highly adaptable city-fringe opportunity.

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.

Sarah Lyford

027 497 0019

sarah.lyford@bayleys.co.nz

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

Mark Walker

021 320 280

mark.walker@bayleys.co.nz

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

bayleys.co.nz/3259765

Executive summary

The property



Property address

8A Horner Street, Newtown, Wellington



Legal description & record of title

LOT 3 DP 425123-SUBJ TO & INT IN PARTY
WALL 500784



Floor area

405sqm



Land area

291sqm



Car parking

Two



Potential net income

\$77,605 + GST



Occupancy

Vacant possession



Seismic rating

60% NBS rating IEP 2020



Zoning

Medium Density Residential Zone

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 15th April 2026

Key highlights

- 405sqm total floor area over two levels, 291sqm freehold land area
- Glass sectional door entry to warehouse area
- Recently refurbished and refreshed throughout
- Potential to create two separate tenancies
- Quiet Newtown location amongst residential neighbours





The property

The property comprises a total floor area of approximately 405sqm across two levels, set on a 291sqm freehold site. The layout provides a practical mix of warehouse, office, and showroom space, offering flexibility for a range of business uses.

The ground floor features a large glass sectional roller door providing access to the warehouse area, along with several workshop or office rooms, a kitchenette, and bathroom amenities. Internal stairs lead to a mezzanine level, providing additional storage or workspace.

A separate staircase leads to the first floor, which consists of a large open-plan office area, complemented by a kitchenette and second bathroom, creating a comfortable and functional working environment.

At the front of the property, a secure roller door encloses a concrete yard area, providing space for at least two car parks. This area could alternatively be utilised as a staff courtyard or additional outdoor storage, further enhancing the versatility of the property.

Key features

- Three phase power
- A bathroom and kitchenette on each floor
- 60% NBS rating IEP 2020

Property attributes

Floor area	405sqm
Land area	291sqm
Seismic rating	60% NBS rating IEP 2020
Number of tenancies	One

The location

8A Horner Street is located in the vibrant inner-city suburb of Newtown, approximately 2.5 km south of the Wellington CBD.

The property sits just off Riddiford Street, Newtown's main commercial corridor, which provides a wide range of retail, hospitality, medical, and community services.

The surrounding area is well established with a mix of commercial, light industrial, medical, and residential properties. The location benefits from close proximity to key local amenities including Wellington Regional Hospital, Newtown Park, and Wellington Zoo.

Newtown is known for its diverse community, vibrant café and restaurant scene, and strong public transport connections, with frequent bus services linking the suburb to the city centre and surrounding suburbs. The area is also within easy reach of major arterial routes connecting to the wider Wellington region and the southern suburbs.

Overall, the property enjoys a convenient and well-connected position within one of Wellington's most active and character-filled inner suburbs, offering excellent access to local amenities, public transport, and the central city.



Legal description and zoning

Legal description	LOT 3 DP 425123-SUBJ TO & INT IN PARTY WALL	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	291sqm	
Rating valuation	Land value	\$500,000
	Value of Improvements	\$740,000
	Capital value	\$1,240,000
Local authority	Wellington City Council	
Zoning	Medium Density Residential Zone	

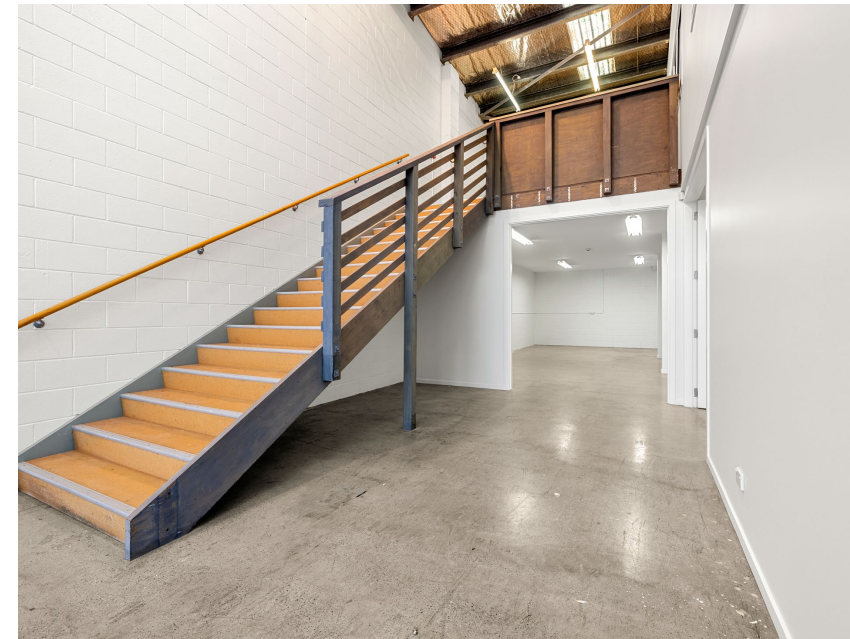




Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Workshop/office	405sqm	\$250psm	\$101,250
Carpark	Two	\$40	\$4,160
Total			\$105,410

*All figures exclude GST.





Operating expenses

Description	Annual expense
Rates	\$17,937
Insurance	\$9,868
Total	\$27,805

*All figures exclude GST.

Potential income summary

Total potential gross income	\$105,410
Less: budgeted outgoings	\$27,805
Total potential net income	\$77,605

*All figures exclude GST.

The sale process

8A Horner Street, Newtown is being offered for sale by way of Tender closing on 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. propertyfiles.co.nz/3259765

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:



Sarah Lyford

Commercial & Industrial

027 497 0019

sarah.lyford@bayleys.co.nz

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Mark Walker

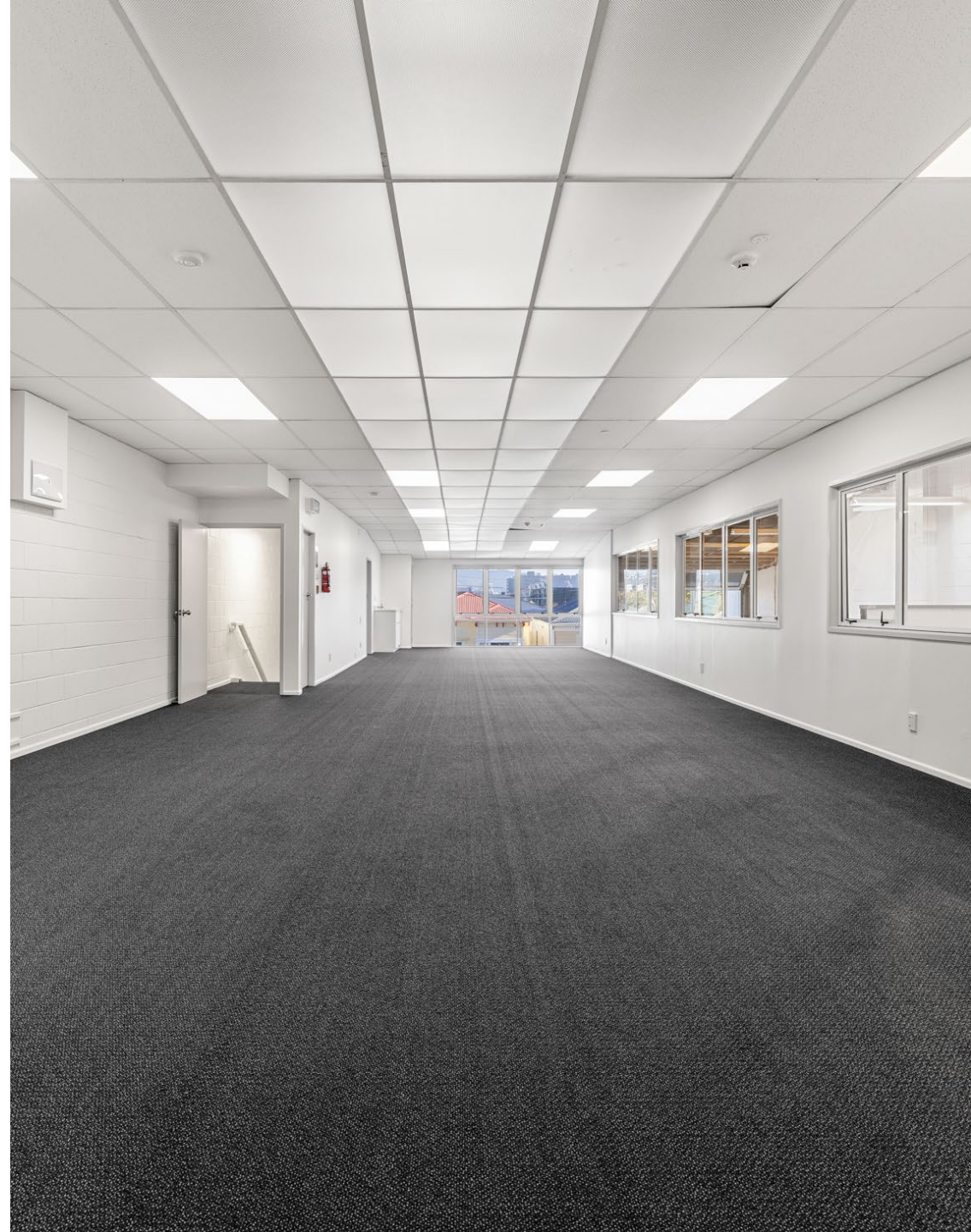
Commercial & Industrial

021 320 280

mark.walker@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
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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/3259765



Appendices

Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title

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Bayleys Commercial Wellington

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