Information memorandum

Ngauranga, Wellington
2/4 Glover Street

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

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The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 2, 4 Glover Street, Ngauranga for sale by way of Auction at 11:00am on Thursday 12th March 2026.

A rare opportunity to secure a flexible industrial asset in one of Wellington's most supply-constrained and tightly held industrial precincts.

2/4 Glover Street presents an excellent opportunity for an owner-occupier seeking a practical and well-located industrial property in Ngauranga. The building provides a balanced mix of warehouse and office accommodation with onsite car parking, allowing a business to occupy immediately and tailor the space to suit operational requirements. With strong connectivity to Wellington CBD and the wider region, and limited industrial supply in the precinct, the property offers a secure long-term base for businesses prioritising location, functionality, and control over their premises.

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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bayleys.co.nz/3259576

Executive summary

The property

Property address
Unit 2, 4 Glover Street, Ngauranga

Legal description & record of title
UNIT 2 DP 63582 AU22 AU23 AU24 AU25, 279700-WN32A/653

Floor area
440sqm

Car parking
Four accessory units, plus 6 additional parks

Potential Net income
$79,409pa + GST

Occupancy
Vacant possession

Seismic rating
70% - 80% NBS (2016)

Zoning
General Industrial

The sale process

Method of sale
Auction

Auction date
11:00am, Thurs 12th March 2026

Key highlights

- Vacant possession – secure and occupy immediately
- 230.4 sqm warehouse, 203.4 sqm office
- Four unit-titled parks plus six additional parks attached to the unit
- Prime Ngauranga location with excellent access to SH1, SH2, Wellington CBD and the Hutt Valley

Boundary lines are indicative only

The property

A well-located industrial unit offering functional accommodation and onsite parking within one of Wellington's most tightly held industrial precincts.

2/4 Glover Street comprises a practical industrial unit within an established Ngauranga complex, providing approximately 440sqm of functional warehouse and office accommodation arranged over two levels. Constructed circa 1980, the building offers a straightforward layout suited to a range of industrial and trade-based occupiers, supported by onsite car parking and shared access within a well-managed industrial environment.

Key features

- Functional warehouse with supporting office accommodation over two levels.
- Onsite car parking via accessory units, plus 6 additional parks attached to the unit
- Located within an established and well-managed industrial complex
- Excellent location with access to key industrial routes

Property attributes

Floor area	437sqm
Age	Constructed 1980s
Seismic rating	70%-80% NBS
Occupancy	Vacant Possession

Floor area breakdown

Description	Area (sqm)
Warehouse	230.4 sqm
Office & Amenities	206.4 sqm
Total	**436.8 sqm**
Car parks	Four car parks

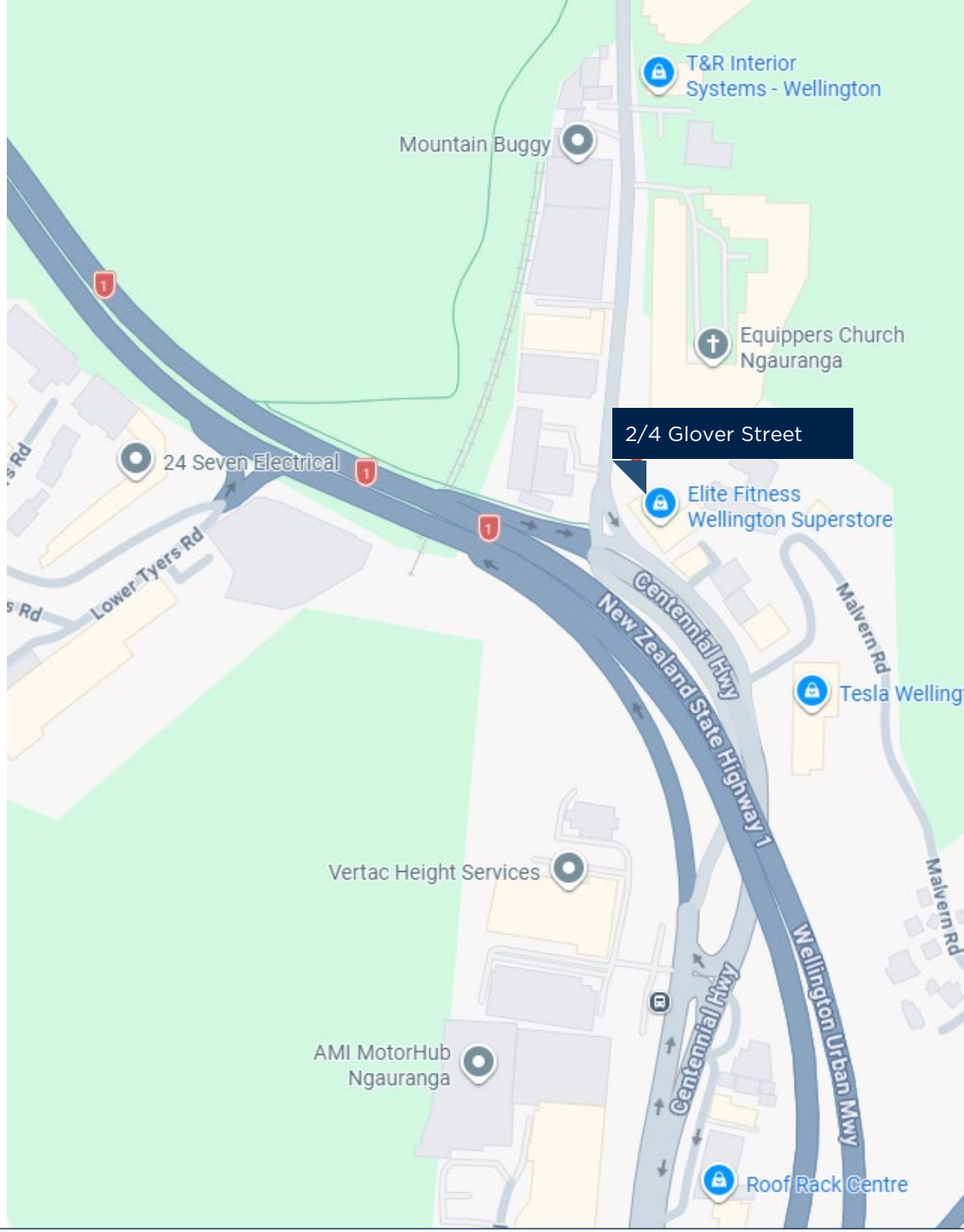
The location

A strategically positioned industrial location offering immediate access to Wellington CBD, SH1 and SH2, and the wider lower North Island freight network.

Ngauranga is one of Wellington's most established and tightly held industrial precincts, located at the key northern gateway to the CBD. The area benefits from exceptional connectivity, with direct access to State Highways 1 and 2 providing efficient links to the Hutt Valley, Porirua, and the wider Wellington region. Its proximity to the port, rail, and central city continues to underpin strong occupier demand and long-term industrial relevance.

Transport
Walking distance to bus route and easy close by access to the motorway network

Amenities
Local café on site, all other amenities available within a short drive



Legal description and zoning

Legal description	UNIT 2 DP 63582 AU22 AU23 AU24 AU25, 279700-WN32A/653	
Tenure	Stratum in Freehold	
Rating valuation	Land value	$440,000
	Value of Improvements	$590,000
	Capital value	**$1,030,000**
Zoning	General Industrial	

Zoning

Wellington's General Industrial Zone provides for a wide range of industrial and commercial activities, including manufacturing, logistics, storage, and service-based operations. It is designed to accommodate established and emerging industrial occupiers while protecting the long-term viability of industrial land, making it well suited to businesses requiring functional, flexible premises and offering investors a resilient and in-demand zoning profile.

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CF-50
CORROSION
LOCK
W100 PLUS
Aeroshell

Potential rental analysis

Description	Area sqm Car parks	$psm / $pwk	Potential gross rental pa
Warehouse	230.4	$250	$57,600
Ground floor office/amenities	123.4	$280	$34,552
Mezzanine office/amenities	83	$260	$21,580
Car parks	4	$50	$10,400
Total	**436.8sqm**		**$124,132**

*All figures exclude GST. Note : no rental has been allocated to the extra carparks.
** Rentals taken from Collier valuation August 2024

Operating expenses

Rates	$14,899
Body corporate levies	$24,666
Subtotal expenses	**$39,565**
Contingency fund contribution*	$5,158
Total expenses 2025/26 year	**$44,723**

Potential income summary

Total potential gross income	$124,132
Less: Rates and BC levies	$39,565
Subtotal potential net income	**$84,567**
Less contingency fund*	$5,158
Total potential net income	**$79,409**

Note: all figures exclude GST

*The contingency fund has a current balance to $286,334. The body corporate have budgeted to reseal the entire carpark in the 2026/2027 year, there is potential for this contingency fund payment to reduce after this period.

The sale process

Unit 2, 4 Glover Street, Ngauranga is being offered for sale by way of Auction at 11:00am on Thursday 12th March 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/unit2_4gloverstreet

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/3259576**

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Appendices

Appendices

- Aerial
- Certificate of Title

Aerial

Certificate of title

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

R.W. Muir
Registrar-General
of Land

Identifier **279700**
Land Registration District **Wellington**
Date Issued 15 March 2006

Prior References
WN32A/645 WN32A/653

Supplementary Record Sheet
WN32A/653

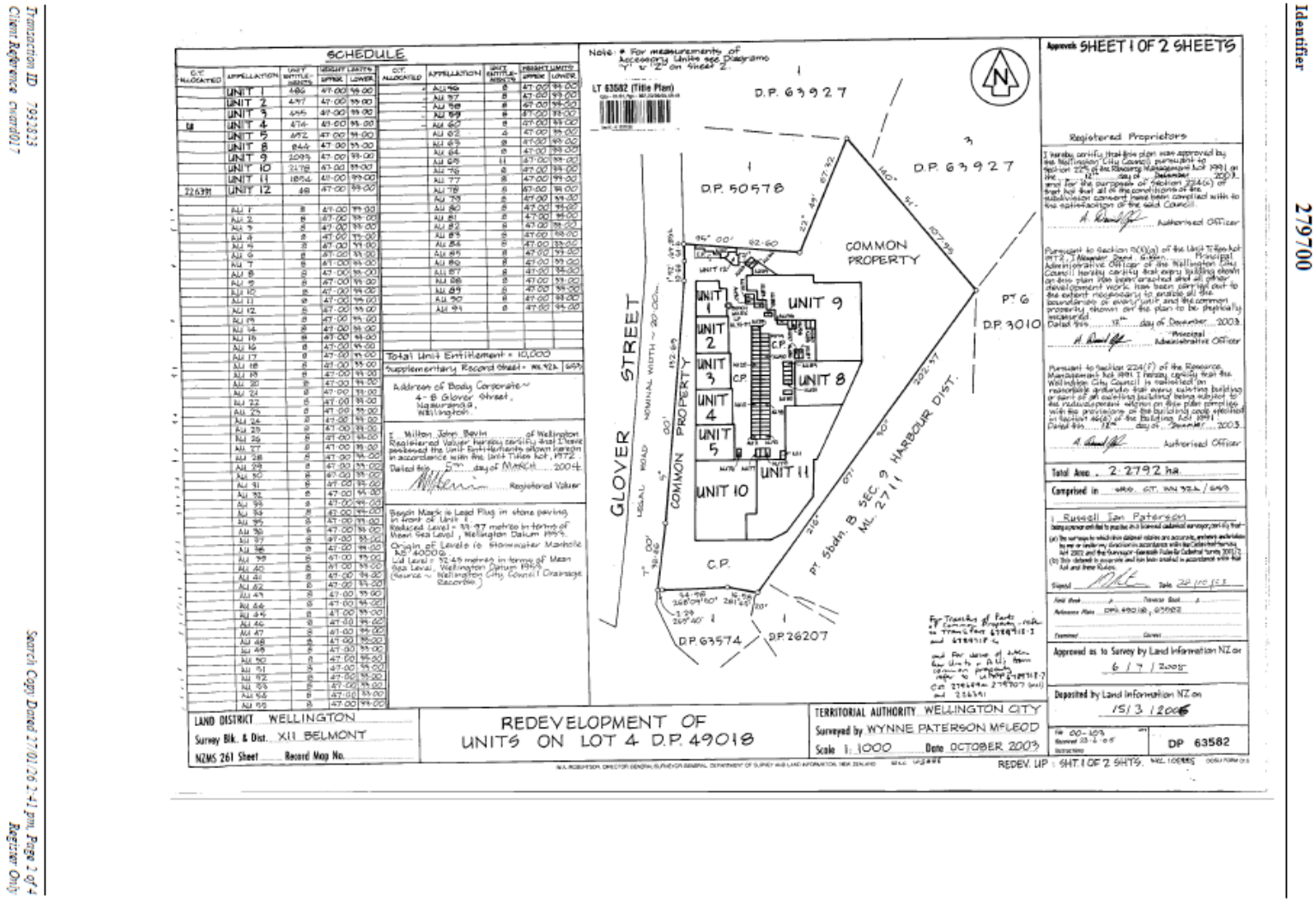
Estate Stratum in Freehold
Legal Description Unit 2 and Accessory Unit 22 and Accessory Unit 23-24 and Accessory Unit 25 Deposited Plan 63582

Registered Owners
Nabo Investments Limited

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

11800497.2 Mortgage to Bank of New Zealand - 20.7.2020 at 12:00 pm

Certificate of title



Transaction ID 7853833
Client Reference cmard017

Identifier 279700

SCHEDULE

C.T. ALLOCATED	APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER
	UNIT 1	482	47.00	99.00
	UNIT 2	497	47.00	99.00
	UNIT 3	645	47.00	99.00
58	UNIT 4	474	47.00	99.00
	UNIT 5	472	47.00	99.00
	UNIT 8	844	47.00	99.00
	UNIT 9	2093	47.00	99.00
	UNIT 10	2178	47.00	99.00
	UNIT 11	1854	47.00	99.00
226391	UNIT 12	48	47.00	99.00
	AU 1	8	47.00	99.00
	AU 2	8	47.00	99.00
	AU 3	8	47.00	99.00
	AU 4	8	47.00	99.00
	AU 5	8	47.00	99.00
	AU 6	8	47.00	99.00
	AU 7	8	47.00	99.00
	AU 8	8	47.00	99.00
	AU 9	8	47.00	99.00
	AU 10	8	47.00	99.00
	AU 11	8	47.00	99.00
	AU 12	8	47.00	99.00
	AU 13	8	47.00	99.00
	AU 14	8	47.00	99.00
	AU 15	8	47.00	99.00
	AU 16	8	47.00	99.00
	AU 17	8	47.00	99.00
	AU 18	8	47.00	99.00
	AU 19	8	47.00	99.00
	AU 20	8	47.00	99.00
	AU 21	8	47.00	99.00
	AU 22	8	47.00	99.00
	AU 23	8	47.00	99.00
	AU 24	8	47.00	99.00
	AU 25	8	47.00	99.00
	AU 26	8	47.00	99.00
	AU 27	8	47.00	99.00
	AU 28	8	47.00	99.00
	AU 29	8	47.00	99.00
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	AU 42	8	47.00	99.00
	AU 43	8	47.00	99.00
	AU 44	8	47.00	99.00
	AU 45	8	47.00	99.00
	AU 46	8	47.00	99.00
	AU 47	8	47.00	99.00
	AU 48	8	47.00	99.00
	AU 49	8	47.00	99.00
	AU 50	8	47.00	99.00
	AU 51	8	47.00	99.00
	AU 52	8	47.00	99.00
	AU 53	8	47.00	99.00
	AU 54	8	47.00	99.00
	AU 55	8	47.00	99.00

C.T. ALLOCATED	APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER
	AU 56	8	47.00	99.00
	AU 57	8	47.00	99.00
	AU 58	8	47.00	99.00
	AU 59	8	47.00	99.00
	AU 60	8	47.00	99.00
	AU 61	8	47.00	99.00
	AU 62	8	47.00	99.00
	AU 63	8	47.00	99.00
	AU 64	8	47.00	99.00
	AU 65	11	47.00	99.00
	AU 66	8	47.00	99.00
	AU 67	8	47.00	99.00
	AU 68	8	47.00	99.00
	AU 69	8	47.00	99.00
	AU 70	8	47.00	99.00
	AU 71	8	47.00	99.00
	AU 72	8	47.00	99.00
	AU 73	8	47.00	99.00
	AU 74	8	47.00	99.00
	AU 75	8	47.00	99.00
	AU 76	8	47.00	99.00
	AU 77	8	47.00	99.00
	AU 78	8	47.00	99.00
	AU 79	8	47.00	99.00
	AU 80	8	47.00	99.00
	AU 81	8	47.00	99.00
	AU 82	8	47.00	99.00
	AU 83	8	47.00	99.00
	AU 84	8	47.00	99.00
	AU 85	8	47.00	99.00
	AU 86	8	47.00	99.00
	AU 87	8	47.00	99.00
	AU 88	8	47.00	99.00
	AU 89	8	47.00	99.00
	AU 90	8	47.00	99.00
	AU 91	8	47.00	99.00

Total Unit Entitlement = 10,000

Supplementary Record Sheet - WN 924 / 649

Address of Body Corporate ~
4 - 8 Glover Street,
Ngauranga,
Wellington.

I, Milton John Bevin of Wellington Registered Valuer hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act, 1972.
Dated this 5TH day of MARCH 2004
Registered Valuer

Bench Mark is Lead Plug in stone paving in front of Unit 1
Reduced Level = 33.97 metres in terms of Mean Sea Level, Wellington Datum 1953.
Origin of Levels is Stormwater Manhole No 40006.
(Lid Level = 32.45 metres in terms of Mean Sea Level, Wellington Datum 1953 (Source ~ Wellington City Council Drainage Records)

Note: * For measurements of accessory units see Diagrams "1" & "2" on Sheet 2.

LT 63582 (Title Plan)

D.P. 63927
D.P. 50578
D.P. 63927
COMMON PROPERTY
PT 6 D.P. 3010
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
C.P.
GLOVER STREET
COMMON PROPERTY
PT Sbdn. B SEC 9 HARBOUR DIST. ML 2711
D.P. 63574
D.P. 26207

Approved SHEET 1 OF 2 SHEETS

Registered Proprietors

I hereby certify that this plan was approved by the Wellington City Council pursuant to section 224 of the Resource Management Act 1991 on the 12th day of December 2003 and for the purposes of section 224(c) of that Act that all the conditions on the subdivision consent have been complied with to the satisfaction of the said Council.
Authorised Officer

Pursuant to section 20(1)(a) of the Unit Titles Act 1972, I Alexander Bond Gibson, Principal Administrative Officer of the Wellington City Council hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically ascertained.
Dated this 18th day of December 2003
Principal Administrative Officer

Pursuant to section 224(f) of the Resource Management Act 1991 I hereby certify that the Wellington City Council is satisfied on reasonable grounds that every existing building or part of an existing building being subject to the redevelopment shown on this plan complies with the provisions of the building code specified in section 46(2) of the Building Act 1991
Dated this 18th day of December 2003
Authorised Officer

Total Area 2.2792 ha

Comprised in WN 924 / 649

I, Russell Ian Paterson being a licensed cadastral surveyor, certify that:
(a) The surveys to which this cadastral plan relates are accurate, properly conducted by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002;
(b) This cadastral plan is accurate and has been drafted in accordance with that Act and these Rules.
Signed Date 22/10/03

Approved as to Survey by Land Information NZ on 6/7/2005

Deposited by Land Information NZ on 15/3/2006

DP 63582

LAND DISTRICT WELLINGTON
Survey Blk. & Dist. XII BELMONT
NZMS 261 Sheet Record Map No.

REDEVELOPMENT OF UNITS ON LOT 4 D.P. 49018

TERRITORIAL AUTHORITY WELLINGTON CITY
Surveyed by WYNNE PATERSON McLEOD
Scale 1:1000 Date OCTOBER 2003

REDEV. UP SHT 1 OF 2 SHTS.

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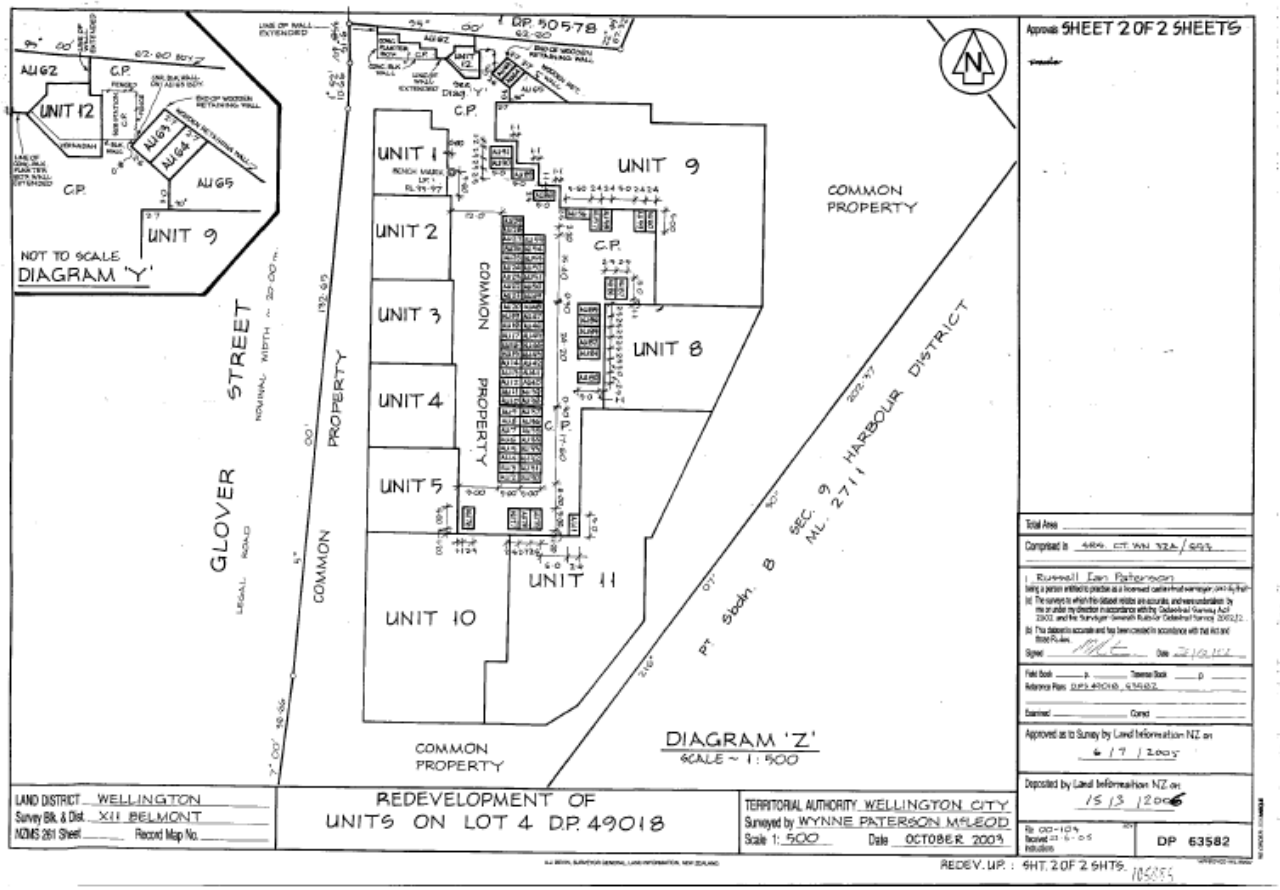
Register Only

Certificate of title

Transaction ID 7033033
Client Reference cward017



Identifier 279700

Search Copy Dated 27/01/26 2:41 pm, Page 3 of 4
Register Only

Identifier **279700**

SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier **WN32A/653**

Land Registration District **Wellington**

Date Issued 04 March 1988

Plan Number DP 63582

Subdivision of
Lot 4 Deposited Plan 49018

Prior References
WN19B/837

Unit Titles Issued

226391	279699	279700	279701
279702	279703	279704	279705
279706	279707		

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.

907021.8 Change of rules of the Body Corporate - 4.3.1988 at 10.55 am

907021.9 Change of rules of the Body Corporate - 4.3.1988 at 10.55 am

6789718.3 Transfer of : AU 26 & 29 to Smith Investments (2003) Limited , AU 22 & 25 to Gale Holdings Limited , AU 20 & 21to Michael James Bowie Hobbs, Peter Alan Hall Hobbs and Victoria Jane Harper , AU 11 & 12 to Unit 4 Glover Street Limited , AU 5 & 8 to Brian Denis Dunn and Alister Fitzgerald MacAlister , AU 81-87 to Lindsay George MacDonald and Elizabeth Roycroft Gordon (1/2 share), Bentley Stewart Gordon (1/4 share) and Rachael Pauline Escott Gordon (1/4 share) , AU 49, 50,65,88,89,90 & 91 to Timbrel Holdings Limited , AU 4,9,10,15,16,17,35,36,76 to Body and Soul National Care Network Trust , AU 40,41,48,77,78,79,80 to Steamboat Nominees Limited (all DP 63582) - 15.3.2006 at 9:00 am

6789718.4 Transfer of Unit 12 and AU's 62,63 & 64 DP 63582 to Denis Grenville Thom and Peter Alan Hall Hobbs - 15.3.2006 at 9:00 am

6789718.7 Application pursuant to Section 44 Unit Titles Act 1972 to deposit Unit Plan 63582 and the following titles issued:AU 26 & 29 CT 279699, AU 22 &25 CT 279700, AU 20 &21 CT 279701, AU 11 & 12 CT 279702, AU 5 & 8 CT 279703, AU 81 - 87 CT 279704, AU 49,50,65,88,89,90,91 CT 279705, AU 4,9,10,15,16,17,35,36,76 CT 279706 and AU 40,41,48,77,78,79,80 CT 279707.Unit 12 and AU 62- 64 CT 226391 issued- 15.3.2006 at 9.00 am.

6789718.8 Change of rules of the Body Corporate - 15.3.2006 at 9:00 am

9213691.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 18.10.2012 at 2:38 pm

12156383.1 Change of address of the Body Corporate - 16.6.2021 at 10:52 am

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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.

Bayleys Commercial Wellington

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