



Information memorandum

Levin, Horowhenua
47 Oxford Street

Prepared by Capital Commercial (2013) Limited
June 2026





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The opportunity

Capital Commercial (2013) Limited is pleased to offer 47 Oxford Street, Levin for sale by way of Auction at 11:00am on Thursday 25th June 2026.

47 Oxford Street is a hard-to-find freehold workshop property on Levin's main commercial strip, offering excellent profile, practical improvements, and real owner-occupier appeal.

The building includes a high-stud workshop with roller door access, modern offices, plus a secure rear storage and yard area that works well for trade, service, or light industrial businesses.

Compact freehold industrial properties like this are rare. Solid construction, strong street presence, and a functional layout provide long-term value and flexibility.

Why keep paying rent when you can own your own premises, control your future, and build equity in a growing market?

Well-positioned, highly functional, and ready to work - an auction not to be missed!

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

47 Oxford Street, Levin



Legal description & record of title

Lot 1 DP 3154 and Lot 1 DP 31673
WN8C/523



Floor area

192sqm



Land area

248sqm



Car parking

Two (2)



Potential net income

\$29,630pa + GST



Occupancy

Vacant possession



Zoning

Industrial

The sale process



Method of sale

Auction



Auction date

11:00am, Thurs 25th June 2026

Key highlights

- Well presented high stud warehouse
- Prime position on Levin's main drag
- Opportunity for owner occupiers or investors
- Rear storage and yard
- Potential net income \$29,630 + GST
- Roller door access





The property

47 Oxford Street is a practical industrial building constructed with steel portal framing, concrete floor slab, and long-run iron roofing and cladding, providing a durable and low-maintenance structure suited to ongoing workshop and trade use.

The warehouse provides good stud height with roller door access and clear-span functionality for vehicles, machinery, storage, or fabrication activities. Office and amenity areas are positioned to the front of the building with timber frame construction and a straightforward functional layout supporting operational requirements.

The balance of warehouse, office, and secure rear storage areas provides flexibility for a range of industrial or service-based businesses. Overall, the property is a robust, workmanlike industrial asset built for practicality and longevity. The combination of steel construction, concrete foundations, iron cladding, and simple functional improvements results in a low-maintenance building with strong long-term utility.

Key features

- High stud warehouse with full amenities
- Steel portal frame construction over concrete slab foundations
- Two-level office suite well presented
- Long run iron roofing and cladding
- Secure rear storage and yard area plus front carparking

Property attributes

Floor area	192sqm
Land area	248sqm
Age	1950's
Last refurbishment	2020's
Number of tenancies	One

The location

47 Oxford Street enjoys a high-profile position on Levin's primary commercial thoroughfare, with direct frontage to State Highway 1 and exposure to a substantial volume of passing traffic every day.

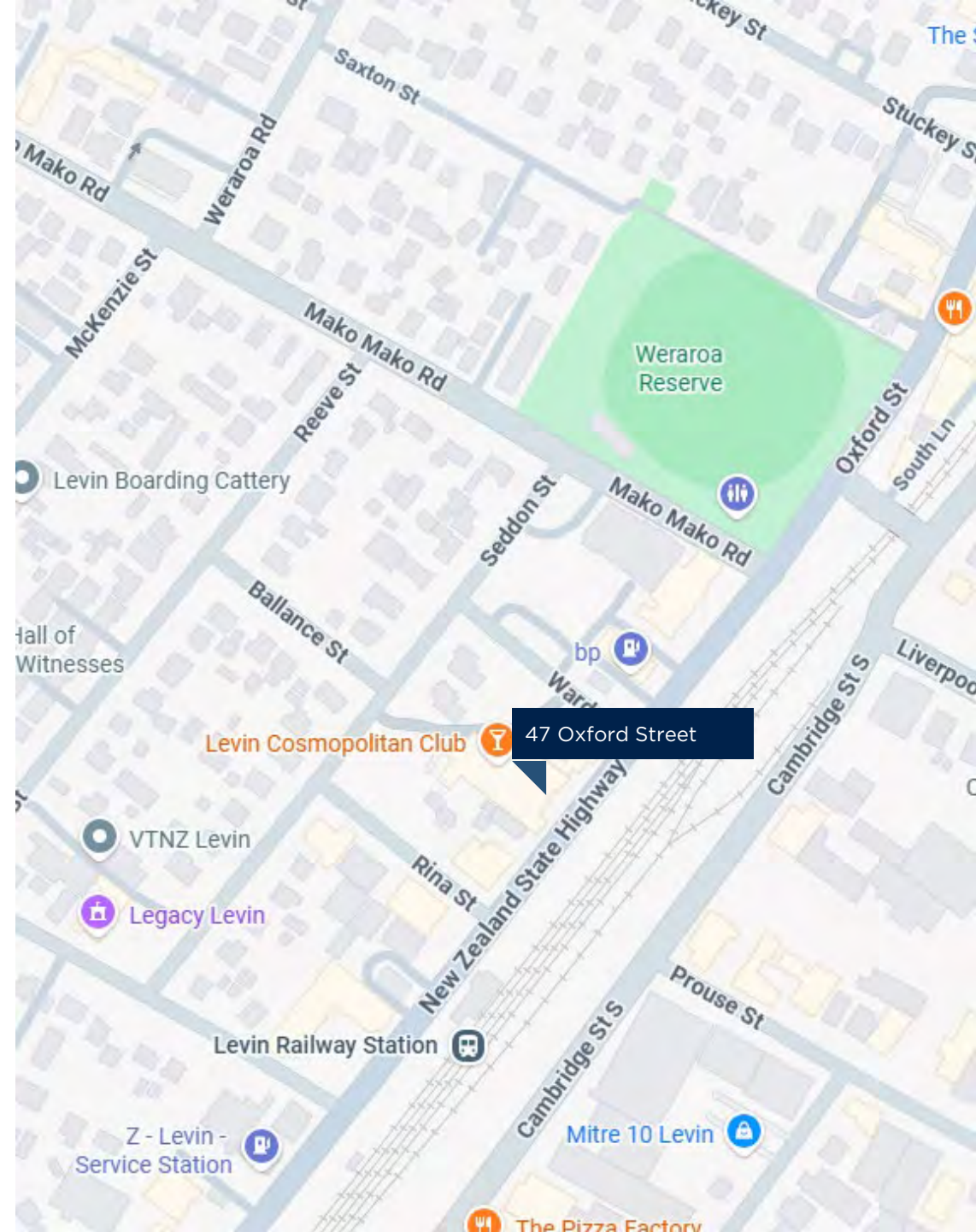
As the largest town in the Horowhenua District, Levin offers an economic landscape, fuelled by its role as a logistics feeder to Wellington. Its employment base is focussed around horticulture, agriculture, manufacturing, construction and food and service industries.

Wellington is conveniently situated approximately 92 kilometres south via State Highway 1. This proximity grants businesses operating in Levin connectivity to the capital, making it an advantageous location for logistics.

Palmerston North, another significant urban centre, lies approximately 40 kilometres east of Levin. This strategic placement further enhances the accessibility and connectivity of the region, for efficient transportation and distribution networks.

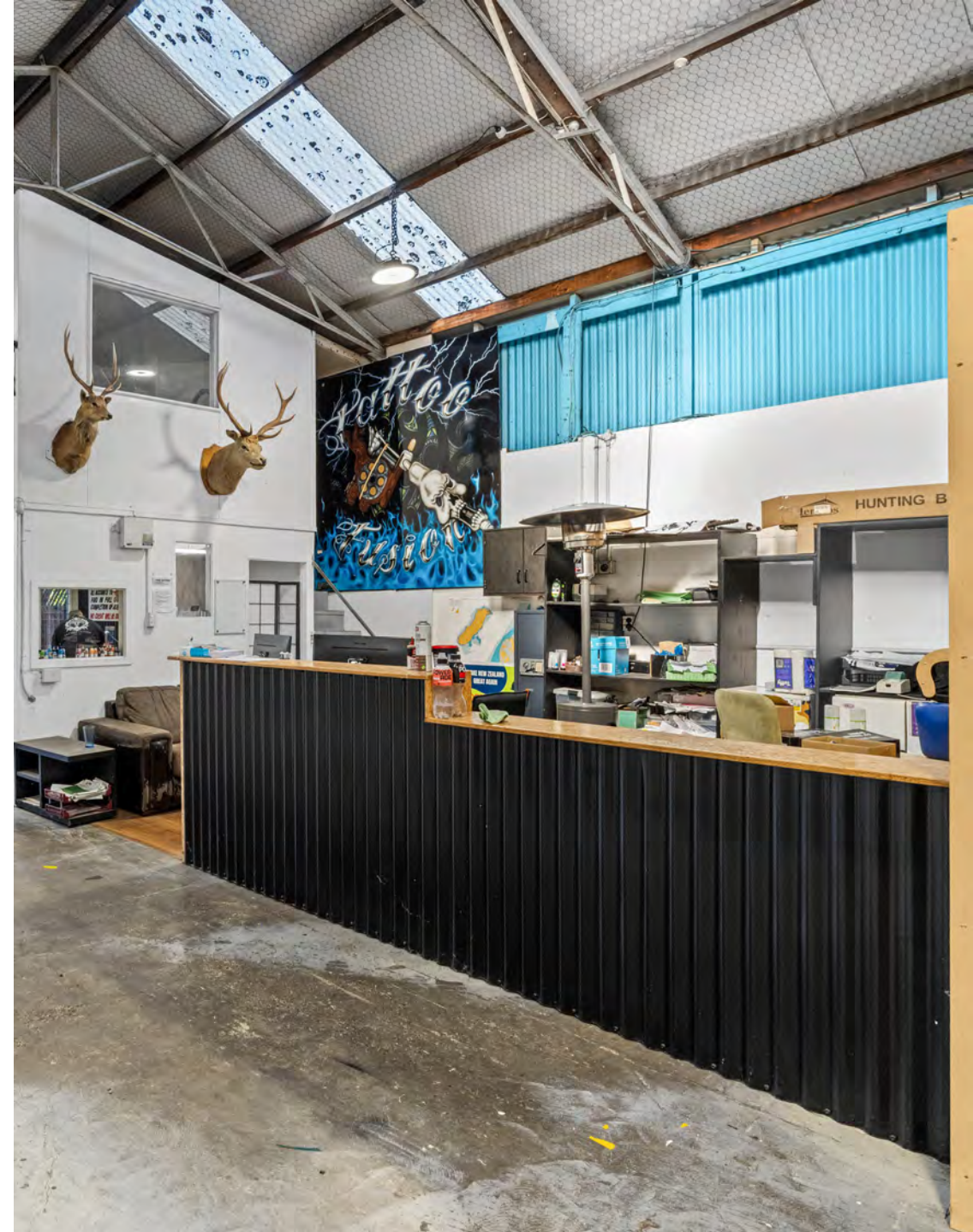
The ongoing development of Transmission Gully and the Otaki to Levin Expressway reinforces Levin's important role in the regional logistics network. As this major infrastructure project progresses, Levin is poised to experience a surge in economic activity.

<https://www.nzta.govt.nz/projects/wellington-northern-corridor/otaki-to-north-of-levin/>



Legal description and zoning

Legal description	Lot 1 DP 3154 and Lot 1 DP 31673 WN8C/523	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	248sqm	
Rating valuation	Land value	\$180,000
	Value of Improvements	\$85,000
	Capital value	\$265,000
Local authority	Horowhenua District Council	
Zoning	industrial	





Boundary lines are indicative only

Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential net rental pa
Warehouse	178	\$120	\$21,360
Ground floor office	30	\$130	\$3,900
First floor office	30	\$80	\$2,400
Rear storage	20	\$40	\$800
Rear yard	25	\$18	\$450
Carparks	2	\$7.50	\$780
Total	248sqm		\$29,690

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$3,067
Insurance	\$2,561
Total	\$5,628

*All figures exclude GST.

The sale process

47 Oxford Street, Levin is being offer for sale by way of Auction at 11:00am on Thursday 25th June 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/47oxfordstreet

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/3261450**



Appendices

Appendices

- Aerial
- Certificate of Title



Aerial



Certificate of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

R. W. Mair
Registrar-General
of Land

Identifier	WN8C/523
Land Registration District	Wellington
Date Issued	17 November 1970
Prior References	WN254/155 WN77/237

Estate	Fee Simple
Area	248 square metres more or less
Legal Description	Lot 1 Deposited Plan 3164 and Lot 1 Deposited Plan 31673
Registered Owners	
EMS Properties Ltd	

Interests	
Subject to Section 351D (3) Municipal Corporations Act 1954	

Transmission (1) - 10/10/14
From Solicitor - 10/10/14

Standard Copy/Standard (1) 10/10/14 Page 1 of 2
Register Page



BAYLEYS

Identifier

WIN8C/523

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