

INFORMATION MEMORANDUM

Unit 6, 9 Te Tupe Road

Nikau Junction, Paraparaumu

\$380,000 plus GST (if any)

For sale by private treaty with vacant possession

Modern 72m² industrial unit | 3-phase power | Two carparks



Introduction

The owner is offering Unit 6, 9 Te Tupe Road, Paraparaumu for sale by private treaty at \$380,000 plus GST (if any), with vacant possession. This information memorandum provides preliminary details about the property to assist interested parties in their assessment.

The offering

Unit 6 is a modern industrial unit on a freehold title within Nikau Junction, a gated 28-unit business hub on the Kapiti Coast. It provides 52m² of ground floor warehouse space plus a 20m² mezzanine, 3-phase power, roller door and side door access, a kitchenette and bathroom, and two dedicated onsite carparks.

Offered vacant, the unit suits an owner-occupier ready to stop paying rent, or an investor looking for a low-maintenance asset to lease in a growing district.

For more information or to arrange a viewing

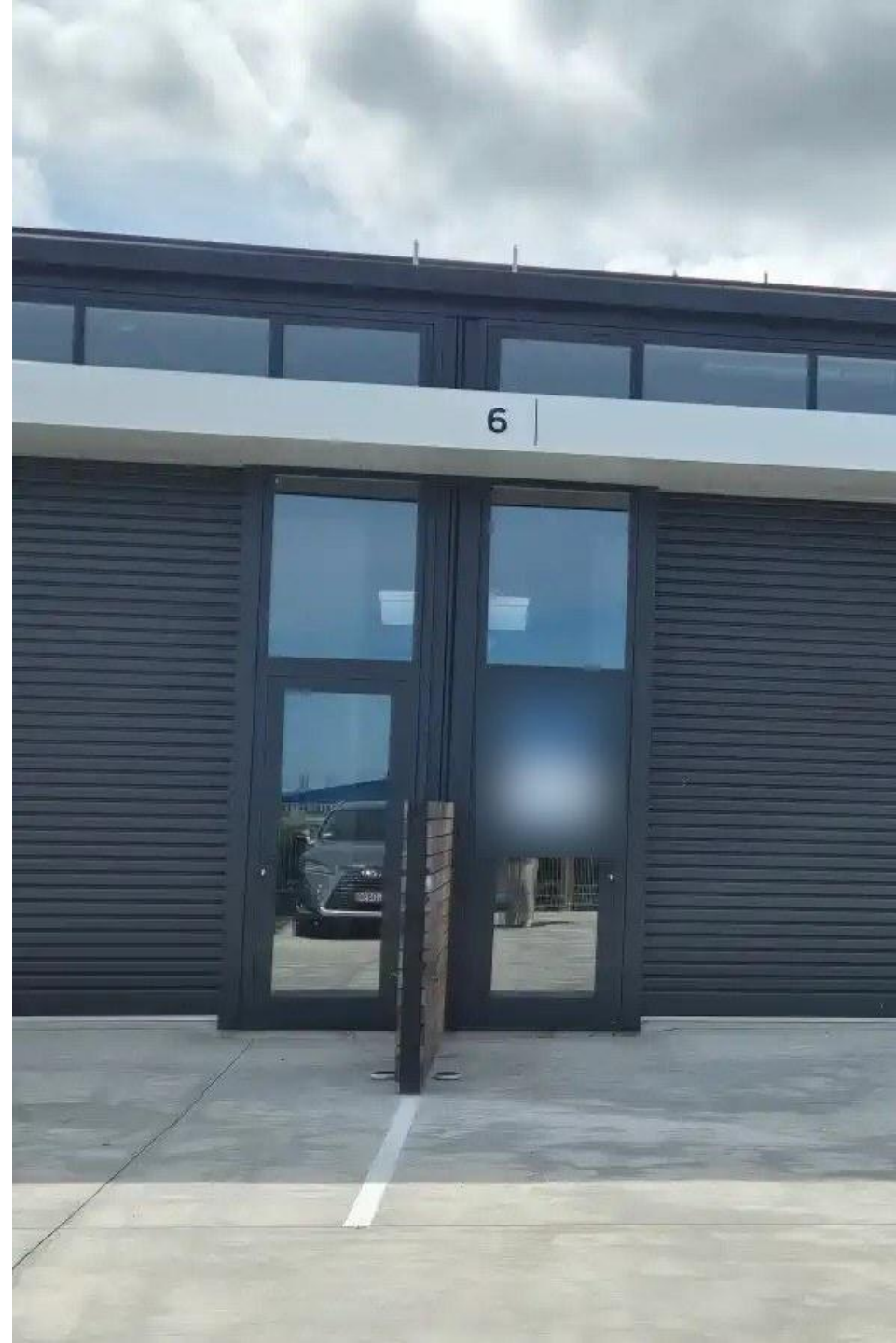
Ben Murphy

Owner

Viewings by appointment.

Executive Summary

Address	Unit 6, 9 Te Tupe Road, Paraparaumu
Development	Nikau Junction, a gated 28-unit business hub
Tenure	Freehold (fee simple), vacant possession
Asking price	\$380,000 plus GST (if any)
Floor area	72m ² approx (52m ² ground plus 20m ² mezzanine)
Price per m²	\$5,278 on 72m ²
Land area	83m ² plus a 1/14 share of the common lot
Legal description	Lot 20 DP 601414, 1/14 share in Lot 202 DP 601414
Capital value	\$320,000 (land \$130,000) KCDC, 1 August 2023
Rates 2026/27	\$3,416 plus GST pa
Owners association levy	\$2,781 plus GST pa, incl. building insurance
Parking	Two dedicated onsite carparks
Permitted use	Commercial and light industrial (land covenant)



Investment Highlights



72m² approx

52m² ground floor warehouse plus a 20m² mezzanine



Vacant possession

Move in, or lease it out, from settlement



3-phase power

Ready for trade, workshop and light industrial use



Two dedicated carpark

Onsite parking for staff, clients and deliveries



Nikau Junction

Gated 28-unit business hub beside old State Highway 1



\$380,000 plus GST

\$15,000 below the identical unit in the same building

Property Description

Feature	Description
Ground floor warehouse	52m ² approx
Mezzanine	20m ² approx, with kitchenette
Total floor area	72m ² approx
Land area	83m ² (0.0083 ha)
Stud height	Approx. 4.65m to 5.8m (mono-pitch roof)
Access	Roller door plus glazed side door
Amenities	Toilet and tub (ground), kitchenette (mezzanine)
Power	3-phase
Parking	Two dedicated onsite carparks
Construction	Precast concrete panels, clerestory glazing
Security	Gated complex with keypad entry

All floor areas and heights are approximate and should be verified by purchasers.



Gallery



Outgoings and Ownership

Annual outgoings	Plus GST, pa
KCDC and GWRC rates 2026/27	\$3,416
Owners association: administration	\$1,398
Owners association: building insurance	\$1,166
Owners association: reserve fund	\$218
Total	\$6,198

Rates from the KCDC 2026/27 assessment. Levies from the Nikau Junction Incorporated budget approved at the AGM on 24 September 2026 (1 April 2026 to 31 March 2027). Water by meter.

How ownership works

- Freehold title, not a unit title. Each owner holds its own lot plus a 1/14 share of the common lot (driveways and common areas).
- Every owner is a member of Nikau Junction Incorporated, the owners association, managed by Crockers Body Corporate Management.
- The association arranges group insurance over all buildings, and maintains the common areas and building exteriors.
- A registered land covenant sets the rules: commercial and light industrial use only, no residential use, and tenants must comply.

Location Summary

Nikau Junction sits on an elevated site on Te Tupe Road, Paraparaumu, beside the old State Highway 1 and near Boat City. Coastlands Shopping Town, the Paraparaumu town centre and the main transport hub are a few minutes away, with easy access to the Kapiti Expressway.

The Kapiti Coast district is forecast to grow by approximately 30,000 people to over 85,000 by 2050. Transmission Gully has shortened commute times to Wellington, and Infometrics provisionally estimates Kapiti GDP growth of 1.5% in the year to June 2026, ahead of the wider Wellington region (0.8%).



Beside old State Highway 1



Minutes to Coastlands



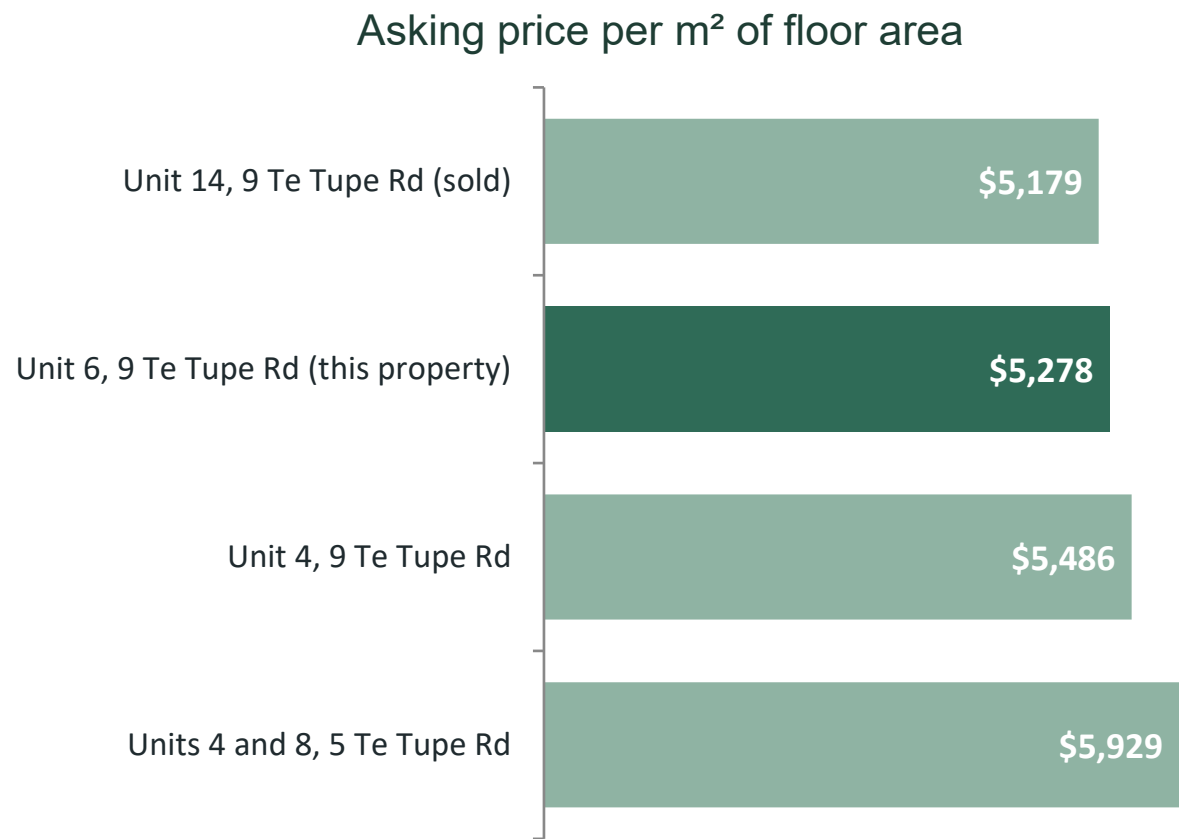
Minutes to the transport hub



Growing Kapiti population



Market Evidence



Unit	Area	Asking price
6/9 Te Tupe Rd	72m ²	\$380,000 + GST
4/9 Te Tupe Rd	72m ²	\$395,000 + GST
4 and 8/5 Te Tupe Rd	70m ²	\$415,000
14/9 Te Tupe Rd (sold)	84m ²	\$435,000 + GST

Unit 6 is priced \$15,000 below the identical unit in the same building, and close to Unit 14 on price per m², which has sold.

Advertised asking prices of Nikau Junction units from public listings as at October 2026, with GST shown as advertised. The sale price of Unit 14 was not disclosed; its advertised asking price is shown.

Sale Process



1. View



2. Due diligence



3. Make an offer



4. Settle

By private treaty

The owner is offering Unit 6, 9 Te Tupe Road for sale at \$380,000 plus GST (if any), with vacant possession on settlement.

Offers should be made in writing on the current edition of the ADLS/REINZ Agreement for Sale and Purchase of Real Estate and provided to Ben Murphy. Settlement date is negotiable. The owner may accept or decline any offer.

Due diligence pack available on request

- Record of Title and registered land covenant
- Nikau Junction Incorporated constitution
- Owners association budget 2026/27 and AGM minutes
- Owners association levy invoice
- KCDC rates assessment 2026/27

Contact

Ben Murphy

Owner | Viewings by appointment

Disclaimer

This information memorandum has been prepared by the owner of the property solely to assist interested parties in making an initial evaluation of the property. It does not constitute advice and does not purport to contain all of the information a prospective purchaser may require. Interested parties must carry out their own investigation and obtain their own legal, valuation and building advice, and must not rely on this document in making a purchase decision.

The information has been prepared in good faith from sources believed to be reliable, including the owner's records and publicly available listings, but the owner gives no warranty as to its accuracy or completeness. All floor areas and measurements are approximate. To the extent permitted by law, the owner disclaims all liability for any representation, express or implied, contained in or omitted from this document or any other communication given to a prospective purchaser.

This information memorandum does not constitute an offer for sale. The property is offered by the owner directly and no real estate agent has been appointed.