

# Toiawaka Business Park

1-19, 27 Toiawaka Road, Drury

Unit sizes range from 130m<sup>2</sup> - 584m<sup>2</sup>

Information Memorandum

2024



An **unmissable opportunity**  
brought to you by **Euroclass**

Phone: 0800 222 898  
info@euroclass.co.nz  
euroclass.co.nz

Level 3, 40 Onehunga Mall,  
Onehunga, Auckland  
PO Box 13129, Onehunga, Auckland

**euroclass**  
design + develop + deliver



Euroclass  
welcomes you  
to a first class  
business  
environment







# Contents

|                                |    |
|--------------------------------|----|
| About Euroclass                | 5  |
| Unit Sizing                    | 6  |
| Master Plan                    | 7  |
| Location Map                   | 8  |
| Location overview              | 9  |
| Executive Summary              | 10 |
| Schedule of Finishes           | 11 |
| Life at Toiawaka Business Park | 12 |
| Life at Toiawaka Gallery       | 13 |
| Renders 1                      | 14 |
| Renders 2                      | 15 |
| Euroclass Sustainability       | 16 |
| Other Euroclass Business Parks | 17 |

**Euroclass welcomes your interest. For further information, please contact your preferred agent, or the following:**

Euroclass  
**Peter Bishop**  
021 228 4656  
peter@euroclass.co.nz

Euroclass  
**Charlie Bishop**  
021 280 2341  
charlie@euroclass.co.nz







Unit 9 display unit -  
Amendments to the kitchen design can be seen in units 2-19.



# About Euroclass

Euroclass is a family-run business that has been operating in New Zealand for over 40 years. We have completed over 300 projects around the country, with our main focus being commercial and industrial construction. We offer a comprehensive service, from developing the concept to delivering the completed project. We manage the entire project with our civil and building arms, ensuring that the project is delivered on time, within budget and to the highest standard. We focus on building long-term relationships with our clients and have completed projects for a wide range of tenants, investors, and owner-occupiers.

Our focus is on developing a deep understanding of our clients' requirements to ensure that we deliver projects that meet their needs. We believe in a collaborative approach and work closely with our clients, consultants, and contractors to achieve the best possible outcome. Our aim is to deliver exceptional service, whether it's a design and build project or a turnkey development, that exceeds our clients' expectations.

Euroclass Head Office



With Innovated Buildings Come Innovated Partners, Some of our clients are listed below:

plumbingworld ANFREIGHT Croxley

KUEHNE+NAGEL CIRTEX

TyreMAX POWERPAC Advance cardinal

NUMAT AGRI FIRSTFLEX Kmart TRADE DEPOT

Allied Concrete GO AIR LAND SEA CARGO PLUS SUPER FREIGHT

MITRE 10 MEGA WÜRTH TRI STAR Worldwide Logistics





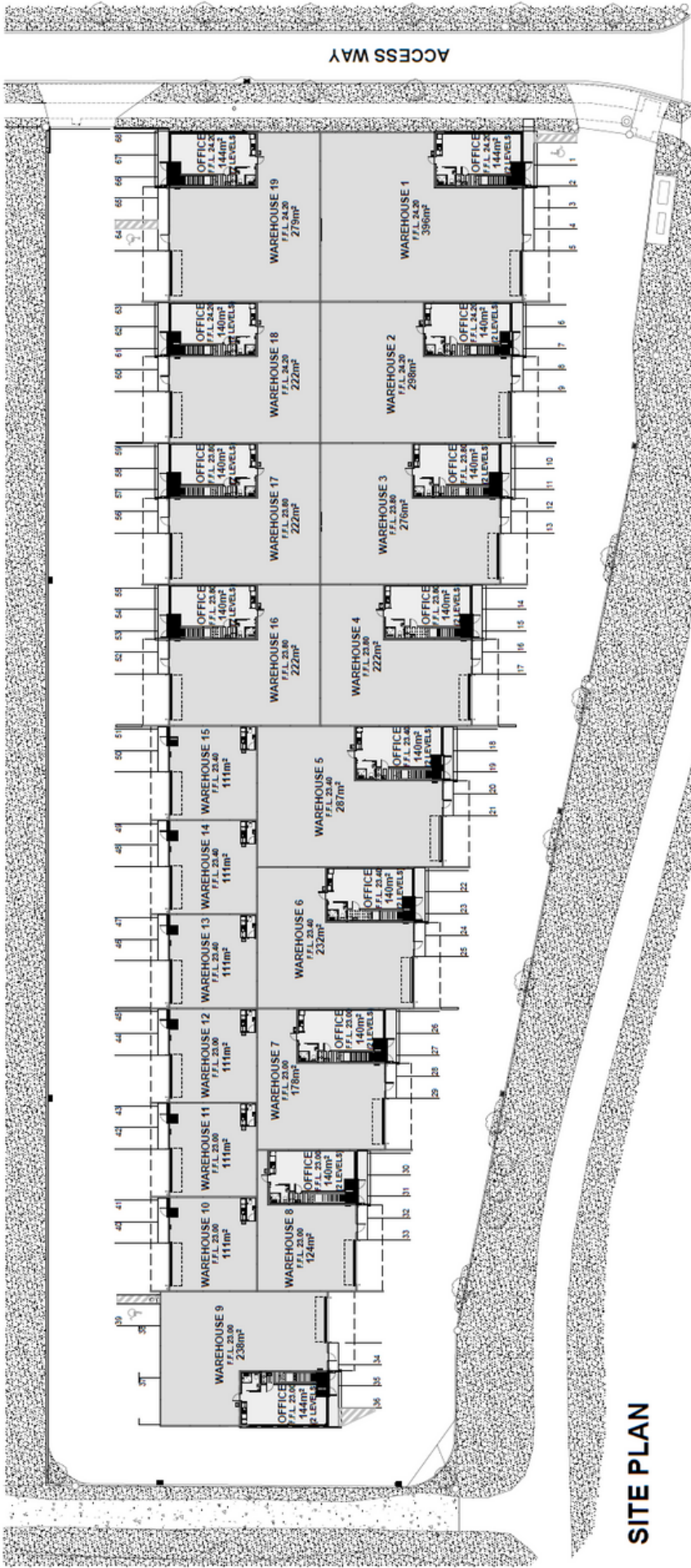
# Toiawaka Unit Sizing

Sizes ranging from 130sqm to 580sqm  
Completion Date: October 2023

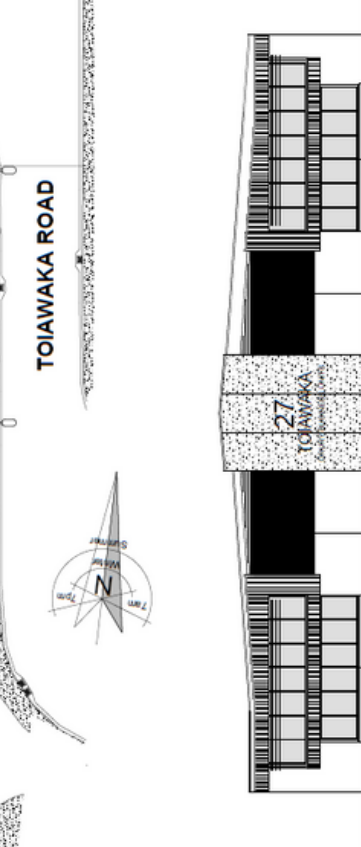
| Unit | Warehouse m <sup>2</sup> | Office m <sup>2</sup> | Canopy m <sup>2</sup> | Car Parks | Sale Price   |
|------|--------------------------|-----------------------|-----------------------|-----------|--------------|
| 1    | 396                      | 144                   | 40                    | 5         | \$ 3,350,000 |
| 2    | 298                      | 140                   | 30                    | 4         | \$2,800,000  |
| 3    | 276                      | 140                   | 30                    | 4         | \$2,650,000  |
| 4    | 222                      | 140                   | 30                    | 4         | \$2,400,000  |
| 5    | 287                      | 140                   | 30                    | 4         | \$2,700,000  |
| 6    | 232                      | 140                   | 30                    | 4         | \$2,450,000  |
| 7    | 178                      | 140                   | 30                    | 4         | \$2,150,000  |
| 8    | 124                      | 140                   | 30                    | 4         | \$1,850,000  |
| 9    | 238                      | 144                   | 30                    | 6         | \$2,550,000  |
| 10   | 108                      | 3 (Amenity)           | 22                    | 2         | \$725,000    |
| 11   | 108                      | 3 (Amenity)           | 22                    | 2         | \$725,000    |
| 12   | 108                      | 3 (Amenity)           | 22                    | 2         | \$725,000    |
| 13   | 108                      | 3 (Amenity)           | 22                    | 2         | \$725,000    |
| 14   | 108                      | 3 (Amenity)           | 22                    | 2         | \$725,000    |
| 15   | 108                      | 3 (Amenity)           | 22                    | 2         | \$725,000    |
| 16   | 222                      | 140                   | 30                    | 4         | \$2,400,000  |
| 17   | 222                      | 140                   | 30                    | 4         | \$2,400,000  |
| 18   | 222                      | 140                   | 30                    | 4         | \$2,400,000  |
| 19   | 279                      | 144                   | 40                    | 5         | \$2,750,000  |





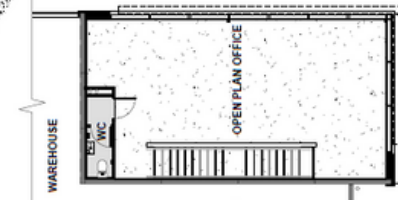


**SITE PLAN**

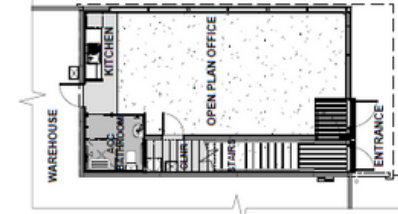


**ACCESS WAY FRONT ELEVATION**

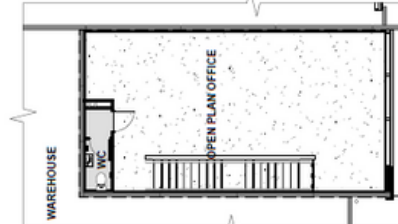
**DRURY BUSINESS UNITS**  
 27 Toiawaka Road  
 Drury South  
 AUCKLAND



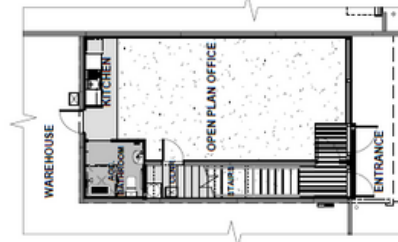
TYPICAL END UNIT UPPER FLOOR OFFICE PLAN (UNITS 1, 9 & 19)



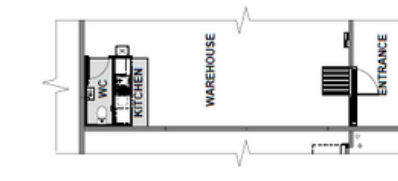
TYPICAL END UNIT GROUND FLOOR OFFICE PLAN (UNITS 1, 9 & 19)



TYPICAL UPPER FLOOR OFFICE PLAN (UNITS 2-8 & 16-18)



TYPICAL GROUND FLOOR OFFICE PLAN (UNITS 2-8 & 16-18)



TYPICAL WAREHOUSE AMENITIES PLAN (UNITS 10-15)

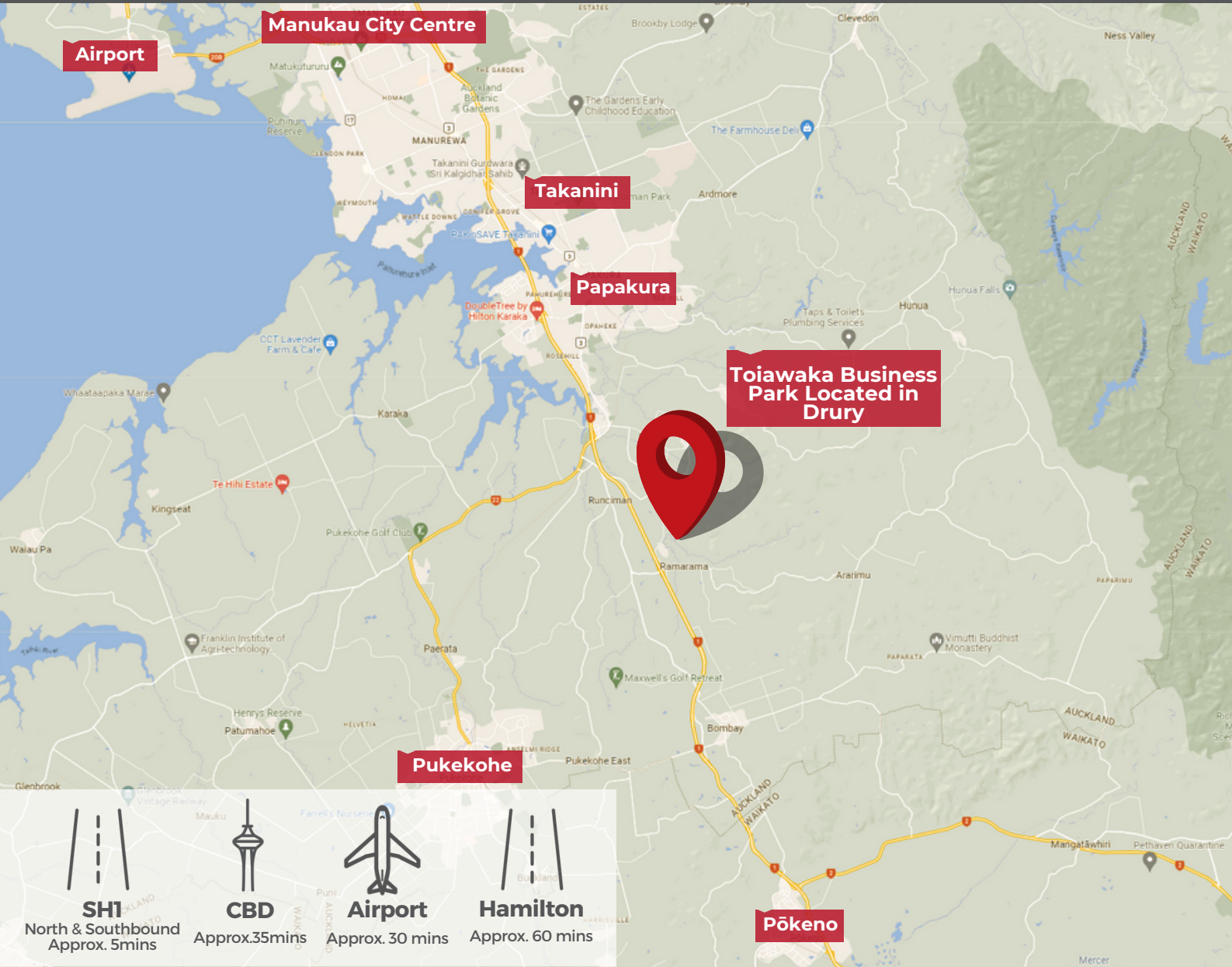
BUILDING ENTRANCE APPROACH  
 ORIENTATION OF PLANS MAY VARY

**OFFICE & AMENITIES PLANS**



# Location

1 -19, 27 Toiawaka Road, Drury







Drury South Crossing is a 361-hectare master-planned mixed-use precinct next to State Highway 1, between the Drury Interchange to the north and the Ramarama interchange to the south.

The site is 35 minutes from Auckland CBD, 30 minutes to Auckland Airport, and approximately 55kms from Hamilton. The site is also only 12km from the growing lifestyle township of Paerata Rise.

The location boasts superior SH1 motorway access with both north and southbound on/off ramps located just five minutes from the property.

Being located 35 minutes south of Auckland CBD and 40 minutes north of Te Rapa these properties are extremely well positioned to take advantage of the growth expected in this region.





# Executive Summary

## Overview

### Property address

1-19/27 Toiawaka Road, Drury, Auckland

### Zoning

Business – Light Industry Zone

### Tenant

Vacant Possession

### Tenure

Freehold

### Local authority

Auckland Council

### Highlights

- Quality new industrial units
- The complex is security fenced with dual entrance/exit gates providing full drive-around capabilities.
- Sizes ranging from 130sqm to 580sqm
- 35 minutes from Auckland CBD, 30 minutes to Auckland Airport, and approximately 55km from Hamilton



## Zoning

The Business – Light Industry Zone anticipates industrial activities that do not generate objectionable odour, dust, or noise. This includes manufacturing, production, logistics, storage, transport and distribution activities.

The anticipated level of amenity is lower than the centres zones, Business – General Business Zone and Business – Mixed Use Zone. Due to the industrial nature of the zone, activities sensitive to air discharges are generally not provided for. The air quality of the zone is managed by the air quality provisions in E14 Air quality.



# Schedule of Finishes

The development has the below attributes:

## HEIGHT ATTRIBUTES

- Warehouse 6.0m - 7.8m
- Office Showroom 2.7m ceiling
- Amenities 2.4m ceiling

## GROUND FLOOR SLABS

- Reinforced 150mm thick concrete on DPC and compacted hard fill
- Designed with a uniformly distributed load of 15kPa

## ROOFING

- 0.55 BMT zincalume metal roofing on building foil and safety netting
- Warehouse has 10% minimum roof lights, Roof over mezzanine offices has fiberglass insulation

## EXTERIOR CLADDING

- Precast concrete panels with natural look sealer coat. Commercial curtain wall joinery, double glazed.
- Profiled pre-finished metal cladding to spandrels and facades



## KITCHEN

- Wood Design Kitchen - features Silestone 40mm thick polished benchtop and matching splash back, Bestwood Melamine cabinetry with negative detail, Acero black kitchen sink, Archant black handles, and LED strip lighting



## COMMON & INTERIOR WALLS

- Common: Full Height concrete precast panels left natural and sealed
- Interior: timber framed and GIB lined

## WALL LINING

- Gypsum plaster wallboard to suit fire requirements level four finish - one colour to entire unit
- Precast concrete feature walls to one side of each staircase

## SUSPENDED FLOORS

- Concrete floor Hibond 80 with a 3kPa load

## OTHER KEY FEATURES

- Interiors designed by Spaceworks
- Coved welded vinyl floor coverings to wet areas
- Heavy duty carpet tiles laid Herringbone style to offices
- Advance cord entry mats
- Safety aluminum nosings to stair treads
- Disabled shower and toilet facilities
- Thermafor acoustic ceiling tiles in black suspended grid to offices



# Life at Toiawaka

## CAR PARKING



- Refer to page 6, image shows car parks ranging from 2-5 per unit.

## PROFESSIONAL SERVICES



- Drury Kiwibank
- ASB Drury ATM
- LJ Hooker Real Estate Drury

## EATERIES



- Maxwell's Cafe & Bar
- Bracu Estate
- Rise 'n Shine Paerata
- The Valley Home Kitchen
- Red Shed Plazzo
- Mc Donald's & Wild bean Cafe Bombay & Drury
- Variety of cafes in Pukekohe village such as Columbus Coffee

## FUEL STATIONS & SUPERMARKETS



- Waitomo Bombay
- Z Bombay
- BP Drury
- Mobil Drury Lane
- Drury Church Supermarket Shop
- Fresh & Save
- New World Pukekohe
- PAK'nSAVE Pukekohe

## ACCOMODATION



- The Olive House, Run by the Bracu Estate
- Harvest House, Run by the Bracu Estate
- Maxwell's accommodation
- Quail Lodge Drury
- Karaka Country Garden & Homestay
- Bycroft Lodge
- Drury Homestead Bed & Breakfast

## CHILD CARE



- New Shoots Children's Centre Ramarama just 1.8km away from the units
- Little Settlers Bombay
- Little Pioneers Early Learning Centre Bombay
- Younge Petals, Early Learning Centre
- Farmhouse Preschool Karaka

## CONFERENCE CENTRE & COWORKING



- Maxwell's offers venue hire for cooperate events/functions team building days, seminars, and meetings.
- Tabula Rasa
- Winsford Gardens offers venue hire for corporate events
- The Estate House, run by the Bracu Estate
- Alcova Conference Venue

## RECREATION



- Drury Strength & Fitness
- Maxwell's Golf Retreat; 9-hole golf course
- Counties Fitness & Health Club
- Fit, Fit, Fit Limited Ramarama
- Sarah M Personal Training
- Franklin Pool & Leisure
- Bombay Rugby football club
- Winsford Gardens

# Strategically Located







# <sup>14</sup> Renders









**euroclass**  
design + develop + deliver

## Sustainability in Action

### We are committed to:

-  Sustainable design principles from large-scale developments to single-building units.
-  Encouraging clients to consider additional design features to promote sustainability such as solar electricity, electric vehicle charging stations and rainwater utilisation.
-  Utilization of local suppliers and service providers to reduce environmental impact.
-  Implementation of comprehensive environmental management plans on development sites.
-  Continual education and training of employees and trades on waste minimization.
-  Encouragement and support for industry development of sustainable construction methods.
-  Recycling of construction materials where possible, including in-house concrete recycling.
-  Maintaining a modern and efficient fleet of vehicles, plant and machinery





# Other Euroclass Business Parks



Stonehill Business Park 2010



Stonehill Business Park 2023



Basalt Business Park 2016



Basalt Business Park 2023







**Euroclass welcomes your interest.**  
**For further information, please contact your preferred agent, or the following:**

Euroclass  
**Peter Bishop**  
021 228 4656  
[peter@euroclass.co.nz](mailto:peter@euroclass.co.nz)

Euroclass  
**Charlie Bishop**  
021 280 2341  
[charlie@euroclass.co.nz](mailto:charlie@euroclass.co.nz)

Building quality since  
**1 9 8 7**