

Building quality since

1987

Toiawaka Business Park

1-19, 27 Toiawaka Road, Drury, Auckland

Information Memorandum

Presented by:

Euroclass, September 2026

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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 client's 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 client's expectations.

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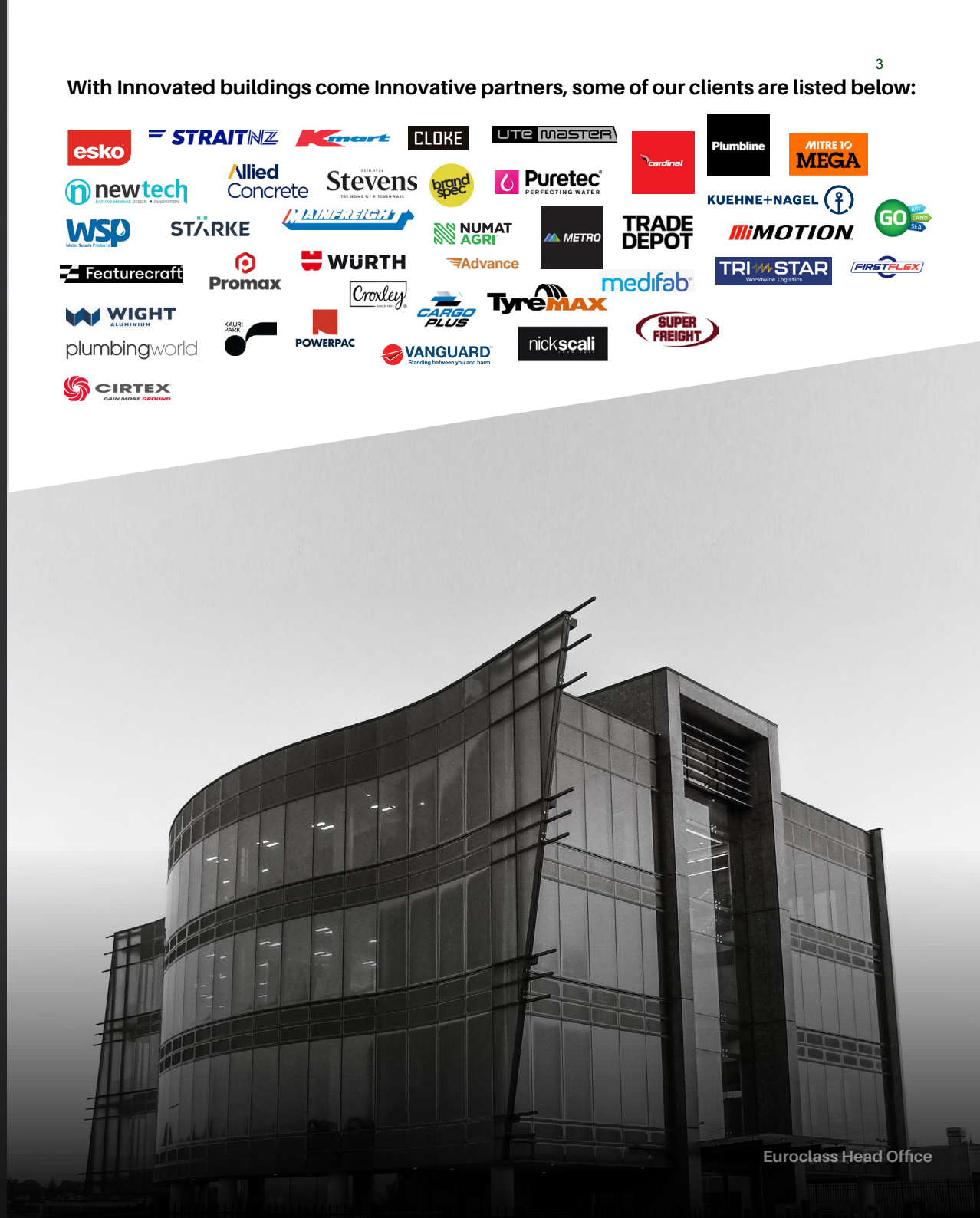
With Innovated buildings come Innovative partners, some of our clients are listed below:



Euroclass Head Office



Location

1 -19, 27 Toiawaka Road, Drury, Auckland

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 55 kms 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.

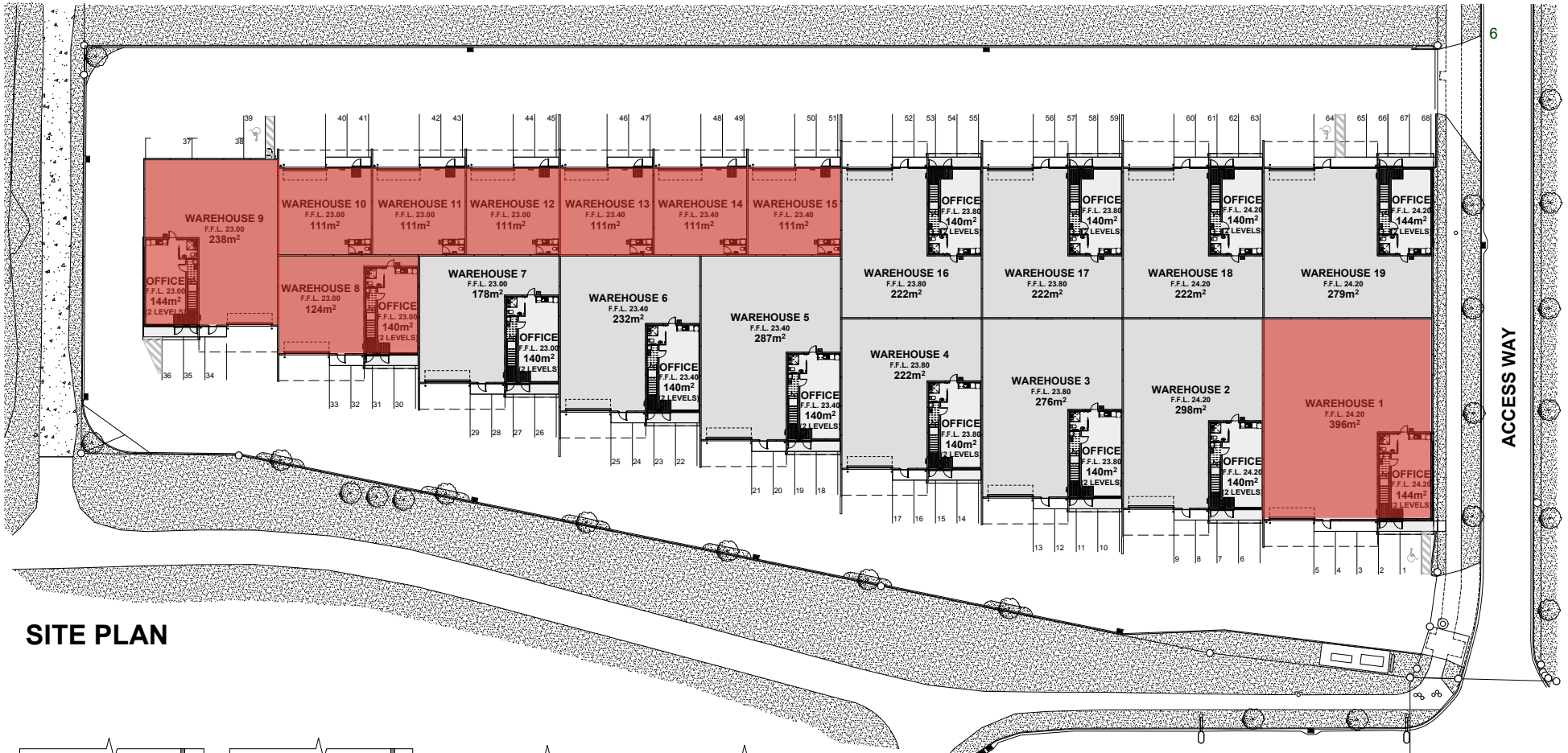
Being located 35 minutes south of Auckland CBD and 40 minutes north of Te Rapa these properties are extremely well positioned to take advantage of the growth expected in this region.

Unit Sizing, Sale Pricing, Rental Rates

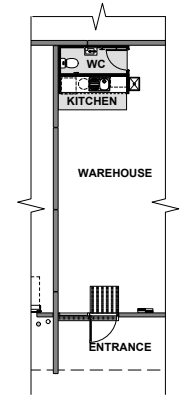
Sizes ranging from 130sqm to 580sqm

Unit	Warehouse m²	Office m²	Canopy m²	Car Parks	Sale Price	Rental
1	396	144	40	5	SOLD	
2	298	140	30	4	$2,233,800.00	$122,859.00
3	276	140	30	4	$2,121,600.00	$116,688.00
4	222	140	30	4	$1,846,200.00	$101,541.00
5	287	140	30	4	$2,177,700.00	$119,773.50
6	232	140	30	4	$1,897,200.00	$104,346.00
7	178	140	30	4	$1,621,800.00	$89,199.00
8	124	140	30	4	SOLD	
9	238	144	30	6	SOLD	
10	108	3 (Amenity)	22	2	SOLD	
11	108	3 (Amenity)	22	2	SOLD	
12	108	3 (Amenity)	22	2	SOLD	
13	108	3 (Amenity)	22	2	SOLD	
14	108	3 (Amenity)	22	2	SOLD	
15	108	3 (Amenity)	22	2	SOLD	
16	222	140	30	4	$1,846,200.00	$101,541.00
17	222	140	30	4	$1,846,200.00	$101,541.00
18	222	140	30	4	$1,846,200.00	$101,541.00
19	279	144	40	5	$2,157,300.00	$118,651.50

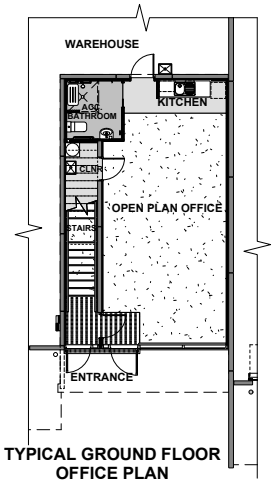




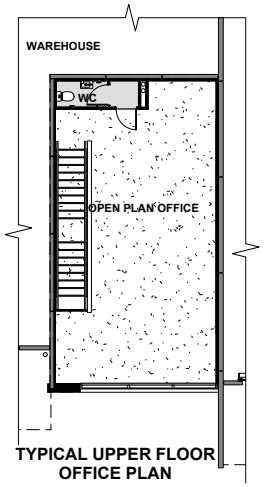
SITE PLAN



TYPICAL WAREHOUSE AMENITIES PLAN
(UNITS 10-15)

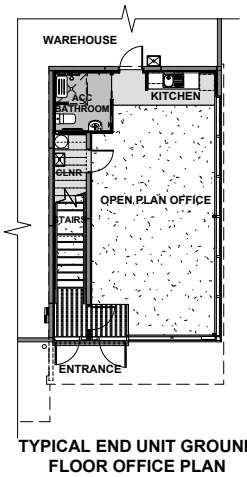


TYPICAL GROUND FLOOR OFFICE PLAN

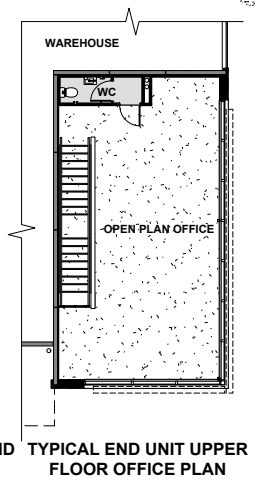


TYPICAL UPPER FLOOR OFFICE PLAN

(UNITS 2-8 & 16-18)



TYPICAL END UNIT GROUND FLOOR OFFICE PLAN

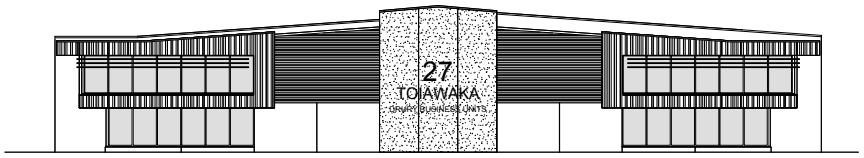


TYPICAL END UNIT UPPER FLOOR OFFICE PLAN

(UNITS 1,9 & 19)

OFFICE & AMENITIES PLANS

BUILDING ENTRANCE APPROACH
ORIENTATION OF PLANS MAY VARY



ACCESS WAY FRONT ELEVATION

DRURY BUSINESS UNITS
27 Toiawaka Road
Drury South
AUCKLAND

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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

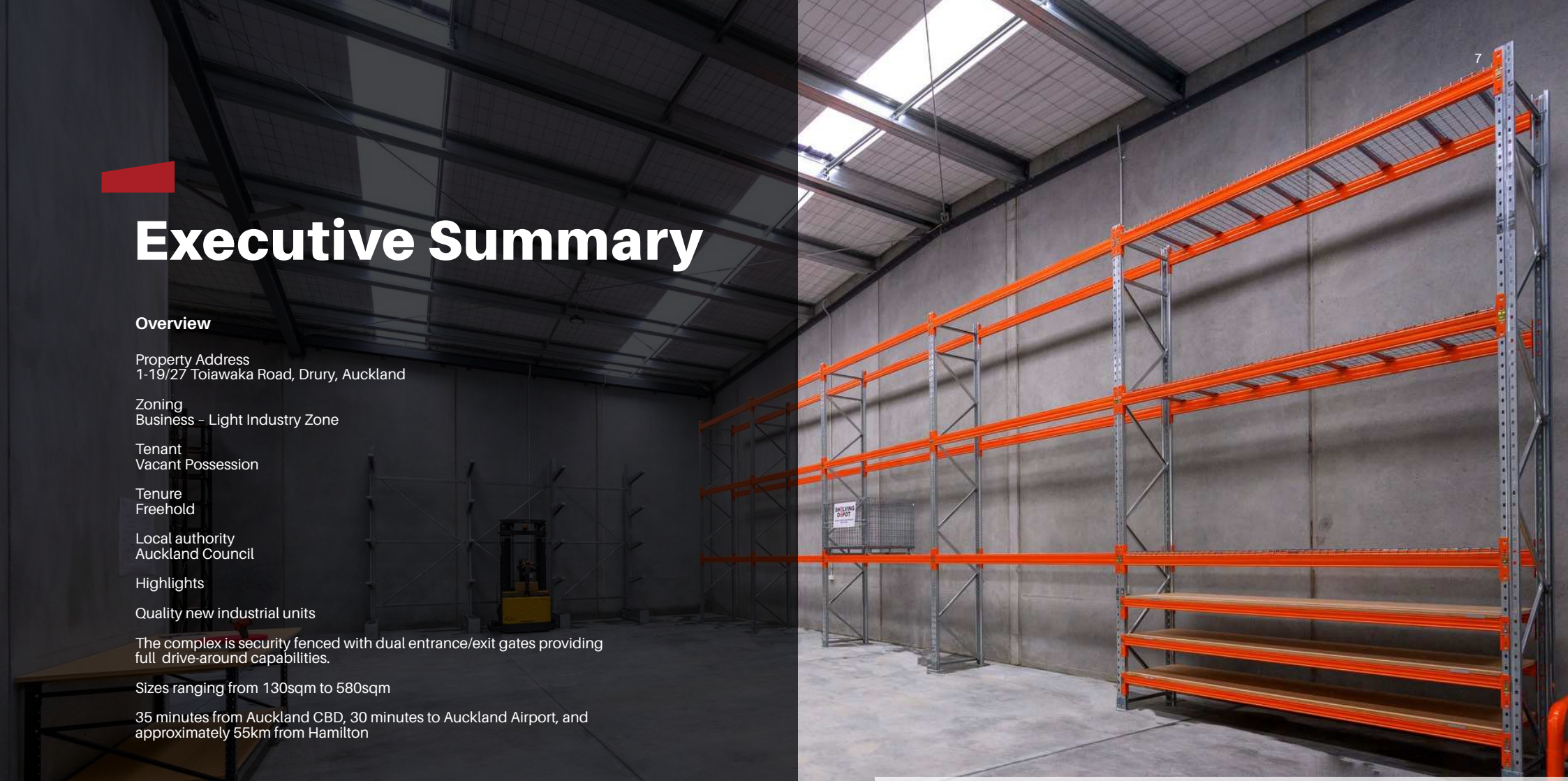
Highlights

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 following 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 a 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 and 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

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Car Parking

Car parks range from 2-5 parks 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 and 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 and Co Working

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

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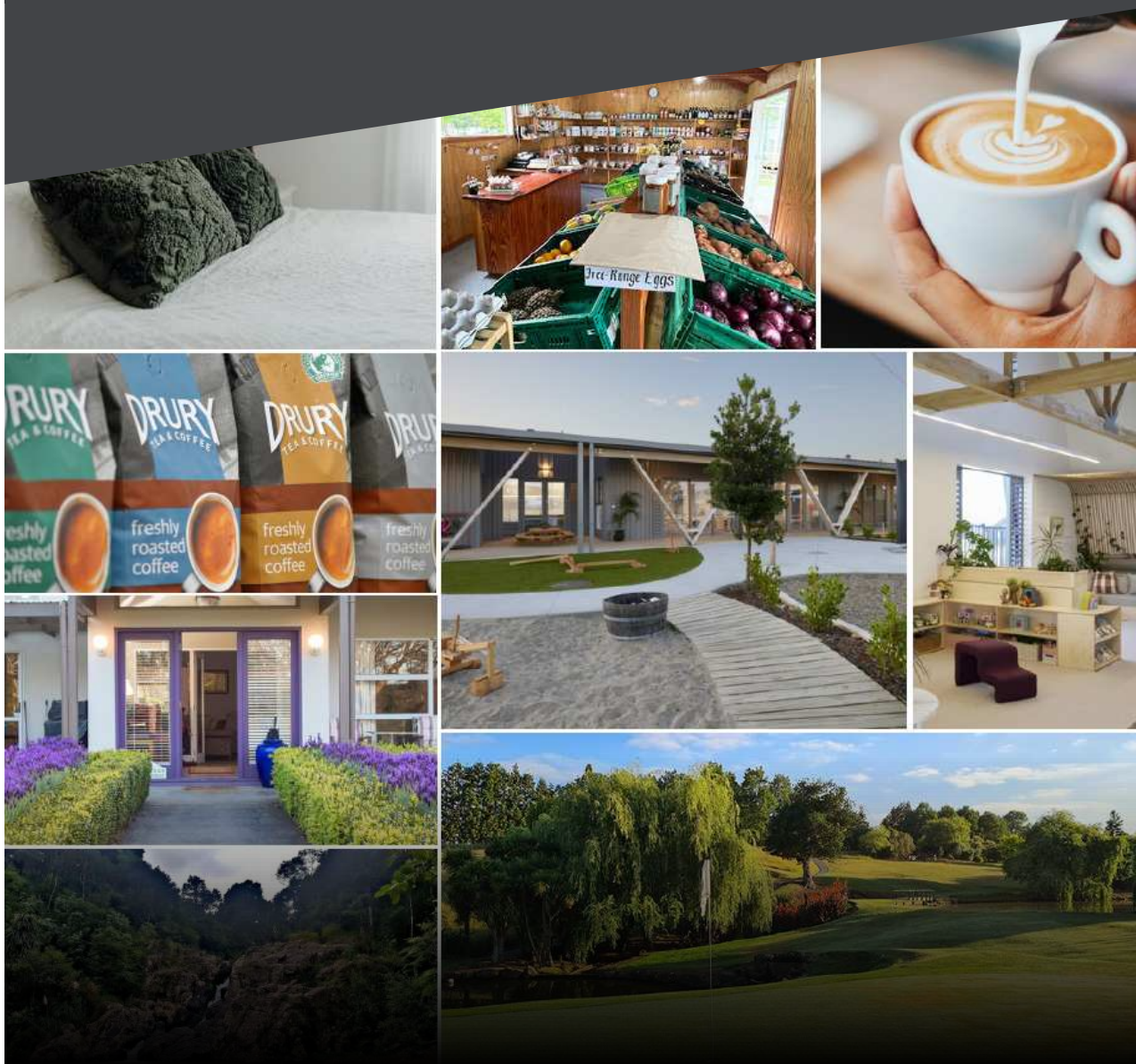
Life at Toiawaka




27
TOIATAKA
BUSINESS PARK




3








9








19



Sustainability in action

We are committed to:

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

Feature Projects



Featurecraft, Hawkes Bay



Esko Safety, New Plymouth



Puretec, Hamilton



Cloke and BrandSpec, Auckland



Jones Trading Group, Auckland



Trade Depot, Hamilton

Euroclass Business Parks



Stonehill Business Park 2010 / 2025



Basalt Business Park 2016 / 2025







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