



3/2 GORDON RD, MORNINGSIDE

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SUMMARY

A well-presented two-level unit offering a functional mix of warehouse, office, residential accommodation and onsite car parking. Ground and first-floor office and/or residential space sits alongside high-stud warehouse, accessed internally or via roller door. Mixed-use zoning is suited to live-and-work occupiers and small business owners alike.

LEGAL DESCRIPTION: The property is described as Principal Unit G and Accessory Unit 15 of Deposited Plan 189655 as shown in the Certificate of Title NA123A/799.

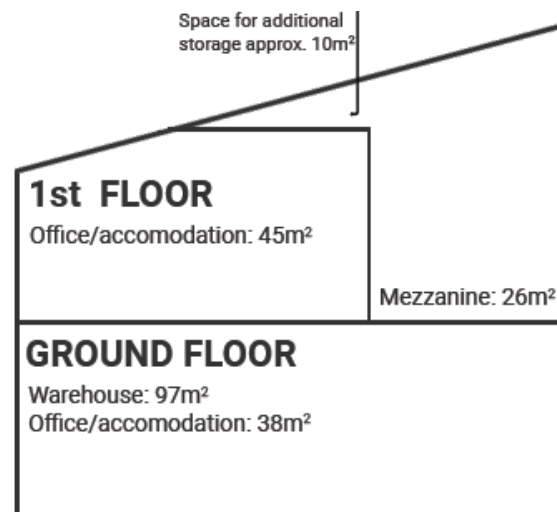
TENURE: Freehold unit title

CARPARKS: 2x allocated on Title Plan, further space allocated as a driveway and loading bay/cart dock

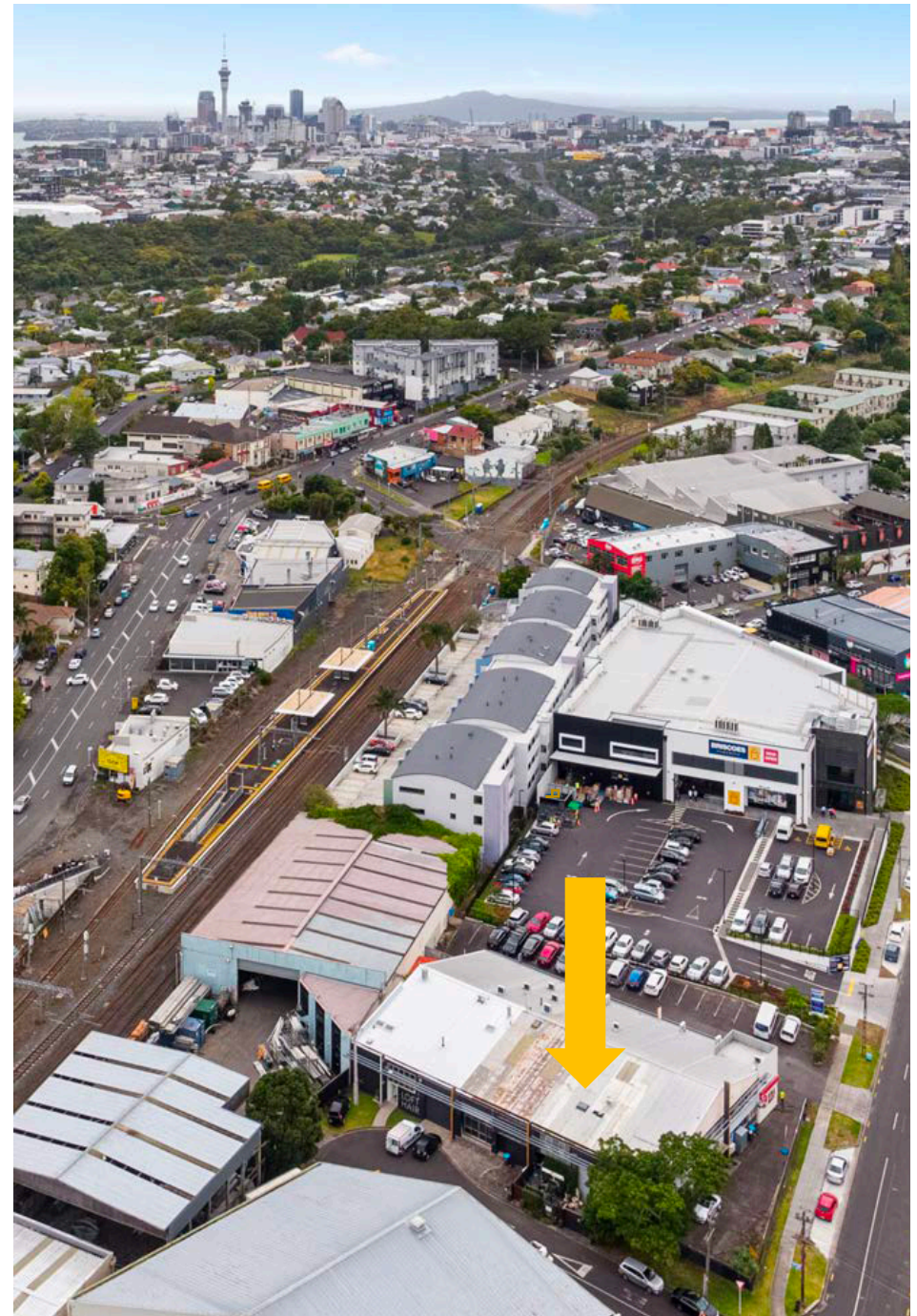
ZONING DESIGNATION: Business - Mixed Use (18m height limit)

OUTGOINGS: Rates (2025/2026): \$6,315. Body Corporate (incl Insurance): \$6585

Tenancy Profile: Vacant Possession. Previously leased for \$71,500 (incl. GST) + outgoings



FLOOR AREA
~206 m²



LOCATION

The Morningside city fringe precinct has seen significant mixed-use development and rental growth since the Auckland Unitary Plan became operative in 2016.

Morningside is the closest industrial zone servicing Auckland's CBD and has established itself as a hugely popular city fringe location, characterised by a mixture of showroom/office, warehouse and mixed urban development. Mixed residential and commercial construction remains prominent, taking advantage of favourable zoning, central proximity and access to public transport and sought-after school zones.

The suburb's urban renewal is now well established and has a thriving mix of eateries, breweries, cafes, boutique retail, professional firms, fitness centres and apartments – all near Eden Park, which hosts major events year-round. Local vacancy factors remain negligible, with strong demand across all sectors.

Connectivity is about to take a generational leap: the \$5.5 billion City Rail Link opens in the second half of 2026, turning Morningside station's Western Line into a direct through-route to new underground stations in midtown and downtown Auckland, with trains every five minutes at peak. Regular buses on Sandringham Road and New North Road and easy motorway access complete the picture.

Proximity and connectivity are key to Morningside's appeal, and the offering at 3/2 Gordon Road benefits greatly from these attributes.



PROPERTY OVERVIEW

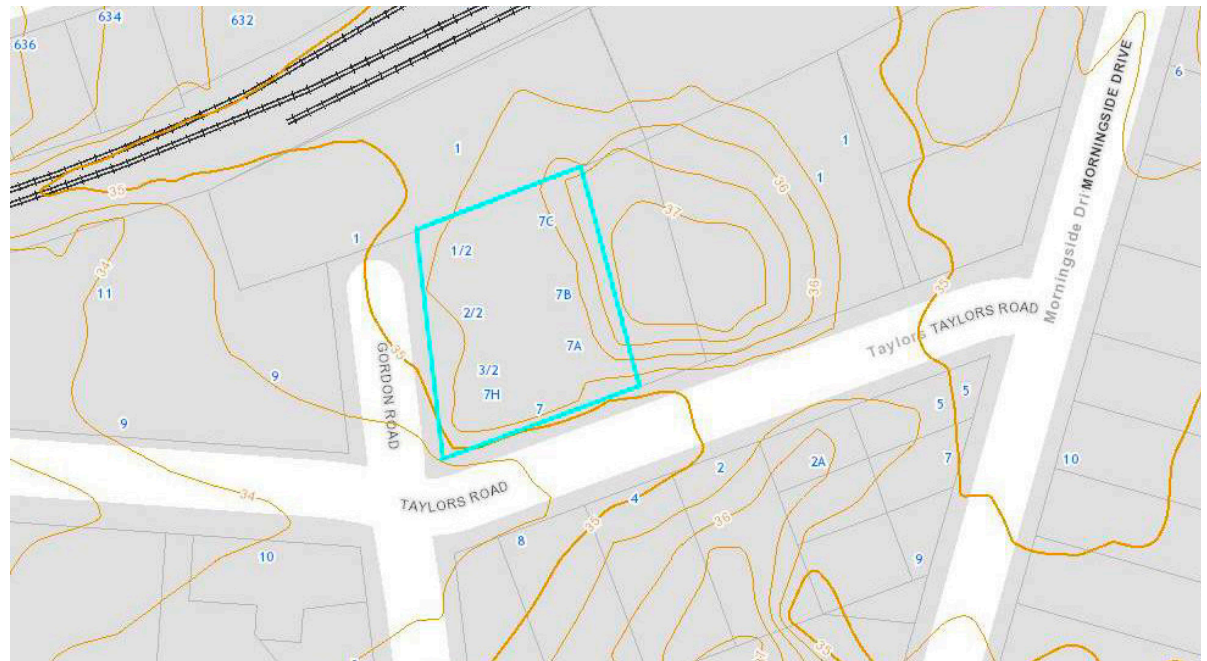
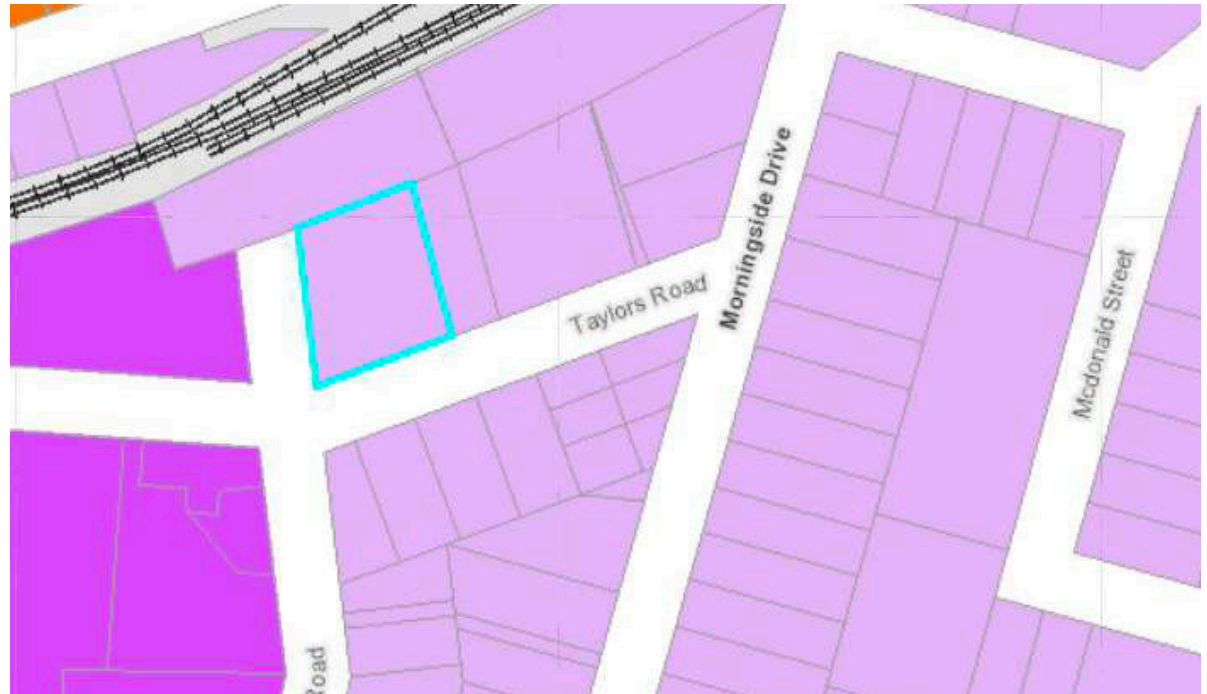
LAND: The underlying parent site is an irregular shaped corner allotment with a frontage of some 45.7 metres to Taylors Road and a second frontage of some 50 metres to Gordon Road, the total underlying land area is 2,041 m². In contour the parent site is largely gentle and is slightly elevated from the street level of Taylors Road. The subject unit has frontage to Gordon Road with westerly aspect.

ZONING: Under the Auckland Unitary Plan the property is zoned Business -Mixed Use. The properties on the Eastern side of the subject property and Gordon Road are zoned Business - Mixed Use, providing for residential activity as well as predominantly smaller scale commercial activity. The Business – Mixed Use Zone is typically located around centres and along corridors served by public transport. It acts as a transition area, in terms of scale and activity, between residential and commercial areas.

SERVICES: All normal utility services including electricity, water, sewerage and telephone are available to the property. There is no gas connection to the subject unit.

BODY CORPORATE: The items raised and addressed in the Body Corporate Minutes are typical and largely procedural. All Body Corporate information is available upon request and purchasers need to be satisfied as part of their own due diligence investigations.

GST: Allowing for the live/work components of this unit, 25.38% was purchased as residential and 74.62% as commercial (zero-rated).



IMPROVEMENTS

This is a basic commercial unit with residential consent and two allocated car parks on the eastern side of the development.

Construction is made up of concrete foundations, concrete slab floor, predominantly concrete block main external walls with profile metal cladding. The concrete floor in the upper workshop was polished in 2024.

The roof is long-run steel with translucent panels and was replaced in 2022. Roof insulation was also installed.

The property has pedestrian and roller door access. As is, part of the lower level and upper level is used as residential accommodation, facilities and internal deck. The large bedroom window was replaced with a double glazed one in 2021.

The warehouse stud height ranges up from circa 5 metres and is partly covered by a mezzanine. The warehouse features a working crane.

The Land Use Consent for residential use differs from the actual improvements, please find a copy of this in the appendices.

In addition to the initial consent, previous owners added the rear mezzanine deck, a second downstairs bathroom and kitchenette.



AVAILABLE UPON REQUEST

- Certificate of Title
- Residential Consent Information
- Long Term Maintenance Plan
- Body Corp Financial Accounts & Minutes
- Body Corp Rules



GROUND FLOOR WAREHOUSE

GROUND FLOOR OFFICE / ACCOMODATION



GROUND FLOOR BATHROOM



GROUND FLOOR LAUNDRY



GROUND FLOOR SECOND BATHROOM



2nd FLOOR OFFICE / ACCOMODATION & MEZZANINE