

38 SIR WOOLF FISHER DRIVE WAREHOUSE + OFFICE



Warehouse	Office	Canopy	Warehouse office	Yard	Car parks
4,513 sqm	510 sqm	793 sqm	81 sqm	590 sqm	70



High quality industrial space, situated in Highbrook Business Park in close proximity to the Highbrook Crossing amenities including cafés, restaurants, gym and accommodation.

Gateway to Highbrook Business Park, well located near SH1 motorway interchange

Excellent signage opportunities available

Building specifications:

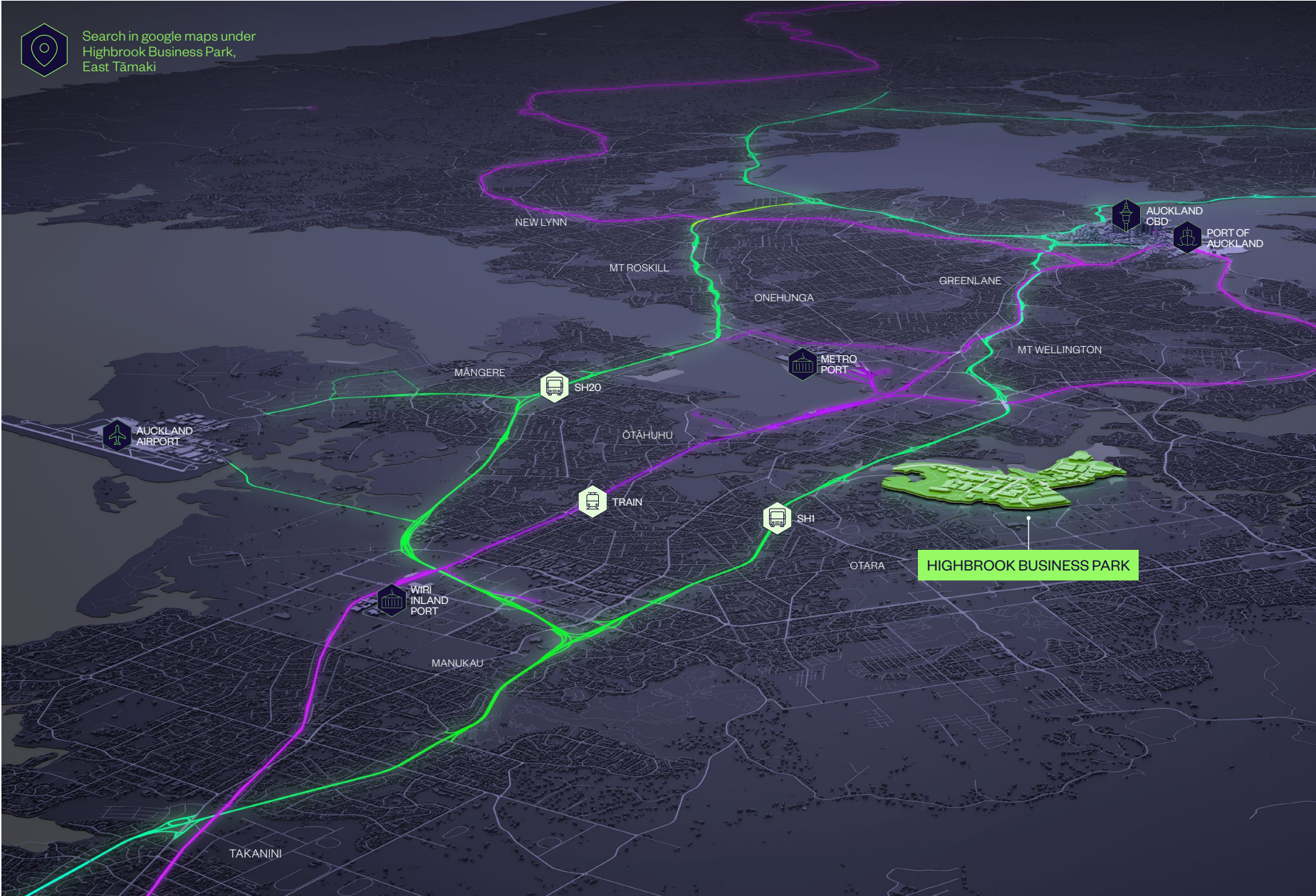
- + Stud height 9.8 m to the knee
 - + Secure fenced yard
 - + Fully sprinklered warehouse
 - + Four roller doors
 - + Fully fitted out office
-



PROPERTY FEATURES

KEY INFRASTRUCTURE

HIGHBROOK BUSINESS PARK



 **1 km**
SH1

 **5 km**
Botany Town Centre

 **16 km**
Airport

 **18 km**
CBD

DRIVE TIME CATCHMENT*

Highbrook Business Park from 60 Highbrook Drive as at 10 Jan 2023.

10 minute drive

 140,000
POPULATION

 4.0bn
PURCHASING POWER


20 minute drive

 730,000
POPULATION

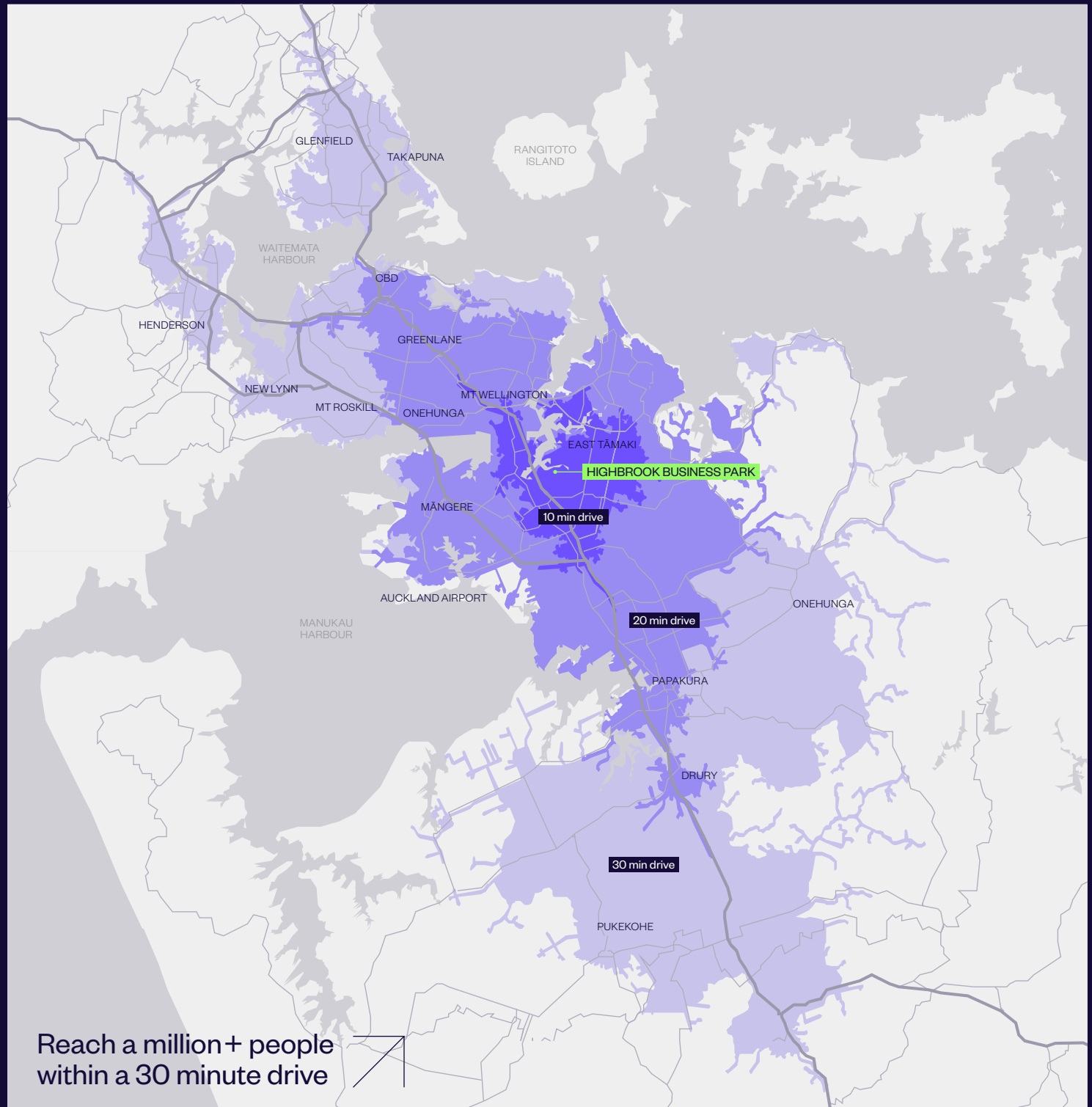
 25.5bn
PURCHASING POWER

30 minute drive

 1.2m
POPULATION

 44.7bn
PURCHASING POWER

*Purchasing Power describes the disposable income (income without taxes and social security contributions, including received transfer payments) of a certain area's population. The figures are in New Zealand Dollars (NZD). Population is rounded to the nearest 10,000. Source: Michael Bauer Research 2018. Drive times are reflective of off-peak traffic conditions. Source: Esri. These statistics are provided as an indicative guide and while care has been taken in relation to accuracy, no warranty is given or implied.



Reach a million+ people
within a 30 minute drive

STRATEGIC LOCATION



Highbrook Business Park is located in East Tāmaki, just off the Southern Motorway, and easy to access from any direction. It's clearly marked roading system makes navigation within the park simple.

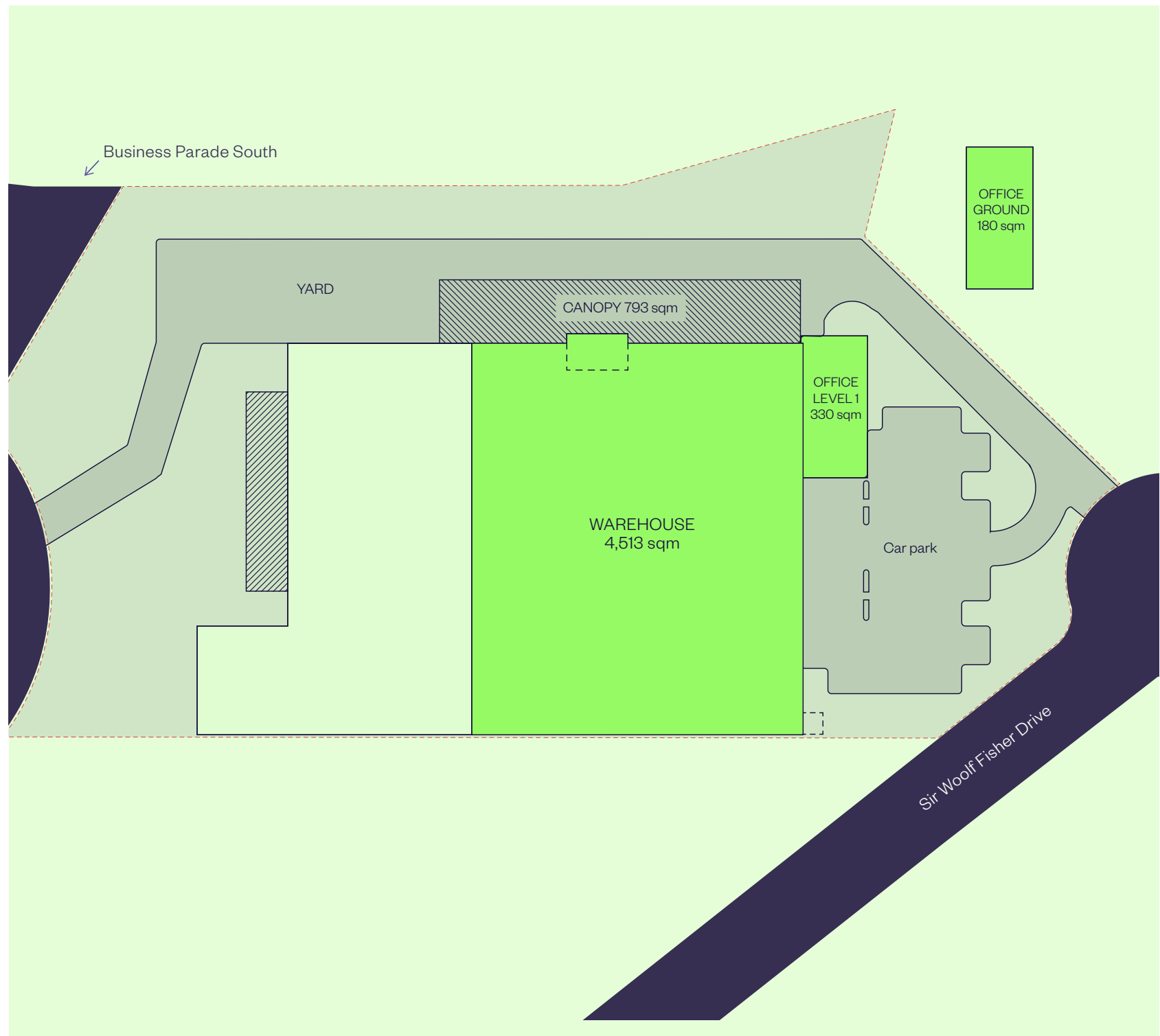
Businesses on Highbrook Drive have great profile with over 30,000 commuters everyday. Highbrook Crossing is the hub with plenty of car parking, bus stops, cafés and restaurants as well as a gym.

SITE PLAN

Warehouse	4,513 sqm
Office	510 sqm
Canopy	793 sqm
Warehouse office	81 sqm
Yard	590 sqm
Car parks	70

Address

38 Sir Woolf Fisher Drive,
Highbrook Business Park,
East Tāmaki, Auckland



PUBLIC TRANSPORT

HIGHBROOK BUSINESS PARK



The convenient location is well serviced by bus and train.



Buses

There are several bus stops close to and from Highbrook Drive:

- + **031** Mangere Town Centre, Papatoetoe Hunters Corner, Otara, Botany.
- + **070** Ellerslie, Newmarket, Botany, Pakuranga, Panmure, City.
- + **351** Botany, Highbrook, Ōtāhuhu Town Centre, Ōtāhuhu Station. (Monday to Friday only)
- + **352** Panmure, Highbrook, East Tamaki, Manukau.
- + **353** Manukau, Preston Rd, Springs Rd, Harris Rd, Botany Town Centre.

Trains

The Eastern and Southern line trains are available at Ōtāhuhu train station, located 2 km away from Highbrook Business Park. Only a 30 minute ride on bus line **351**.



AMENITIES

HIGHBROOK BUSINESS PARK



Highbrook Crossing — a focal point for a growing community.



Cafés and restaurants

- + Subway
- + Hollywood Bakery Espresso
- + Fisher House Restaurant & Bar
- + Kagura Sushi Donburi Bánh Mi
- + Namaste Indian Restaurant & Bar
- + Habitual Fix
- + Olea Café & Eatery

Convenience retail

- + Z Service Station
- + Smile Superette Lotto

Car parking

- + Highbrook Crossing has pay by plate car parks and temporary short term parks
- + A multi-level car park providing 343 spaces

EV Charging

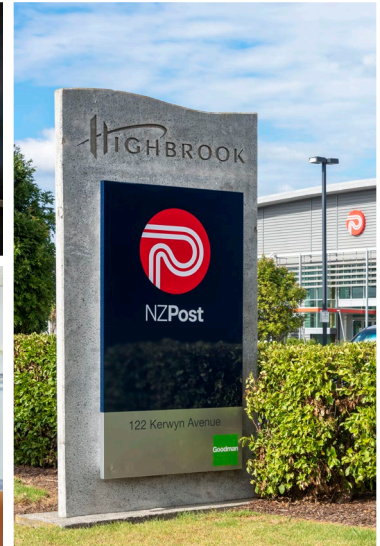
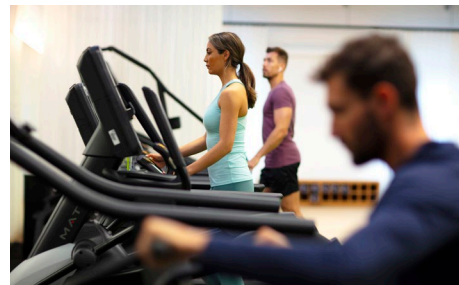
- + Two ChargeNet fast chargers are located in the 90min free car park on Tūhana Lane.
- + Between the 2 chargers there are 3x CCS and 1x CHAdeMO cables, so 4 EVs could charge at one time.
- + There is plenty of space for larger vans or small trucks too.

AMENITIES

HIGHBROOK BUSINESS PARK



Highbrook Crossing — a focal point for a growing community.



Banks & professional services

- + Kiwibank Business Banking
- + Wynyard Wood Lawyers & Notaries
- + RSM Accountants
- + Colliers
- + Barfoot & Thompson
- + Public Trust
- + Te Pūkenga – EarnLearn
- + Madison Recruitment
- + BSM Group Architects
- + BNZ Partners
- + BDO – Auckland
- + Forsyth Barr Investment Advisors
- + Professional Building Consultants

Coworking

- + Johnson Corner coworking space

Accommodation

- + Quest Highbrook Serviced Apartments — providing 120 rooms

Recreation

Gym:

- + Jetts 24-hour Fitness

Child care

- + Active Explorers' Childcare

Highbrook Parklands:

Beautiful parklands with 8 km cycle, running, walking track and stunning coastal views over the Tāmaki River.

Medical

Highbrook Medical Hub provides doctors, pharmacy, clinical psychologists, dentists and physiotherapists.

They also have a mobile consult van with a clinical team that can come to your office and perform health checks with your team. Very handy for everyone at Highbrook to visit.

Located at 31 Highbrook Drive.
Phone: 09 273 4876 to enrol.

HIGHBROOK WALKING & BIKING TRACKS



Highbrook North Shared Path

Starts at 55 Waiouru Road

Tucked away behind Highbrook Business Park, you'll find a scenic gravel path that winds around the edge of the Tāmaki River.

Enjoy great views across to Maungarei (Mt Wellington) and Maungakiekie (One Tree Hill). There are plenty of spots (including seating areas) along the way to catch your breath and admire the view. The path is generally even and flat, with a couple of dips in the path where cyclists may need to dismount.

Highbrook South Shared Path

Starts at 12 Pukekiwiriki Place

A peaceful walk or ride south of Highbrook Business Park, perfect for a spot of lunchtime exercise if you work nearby. There are a few slight hills, but it's still easily manageable on foot or bike.

Leave city life behind as you walk or cycle through wide open spaces, and discover great views of the upper Tāmaki River and Ōtara Lake.

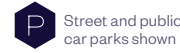
Extend your ride or walk by joining up with the Highbrook Path on the other side of Highbrook Drive.

Highbrook loop

Start anywhere on the loop or start and finish at the cafés at Highbrook Crossing, 60 Highbrook Drive.

Meet at Highbrook Crossing cafés and park at the public parking. 8 km of the loop path is on the parklands and 2 km along the street footpaths. You'll enjoy the best of what Highbrook Parklands has to offer.

Highbrook loop: 10 km Loop | 120 Minutes by foot | 60 Minutes by bike



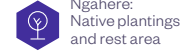
Street and public car parks shown



EV charger station



Hivebrook: Honeybee hives



Ngahere: Native plantings and rest area

Dogs must be on-leash and are not permitted in foreshore areas.



- HIGHBROOK LOOP
- HIGHBROOK NORTH SHARED PATH
- HIGHBROOK SOUTH SHARED PATH

Highbrook North shared path: 11 km Return | 110 Minutes by foot | 55 Minutes by bike

Highbrook South shared path: 5 km Return | 60 Minutes by foot | 30 Minutes by bike



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ENQUIRE NOW

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MAKING
SPACE
FOR
GREATNESS

