

HIGHBROOK BUSINESS PARK

# 4 WAIOURU ROAD HIGH STUD WAREHOUSE

Goodman<sup>+</sup>



Warehouse

1,798 sqm

Office (over 2 levels)

305 sqm

Courtyard

25 sqm

Shared yard

1,082 sqm

Car parks

22

HIGHBROOK



Large warehouse walking distance to Highbrook Crossing amenities including serviced apartments, gym, hospitality offerings and professional services.

Surrounded by warehouse and distribution businesses including Machinery House, Mainfreight, Viridian Glass and Plytech.

Fenced shared yard with 6 Waiouru Road

9.8m high stud

EV charger

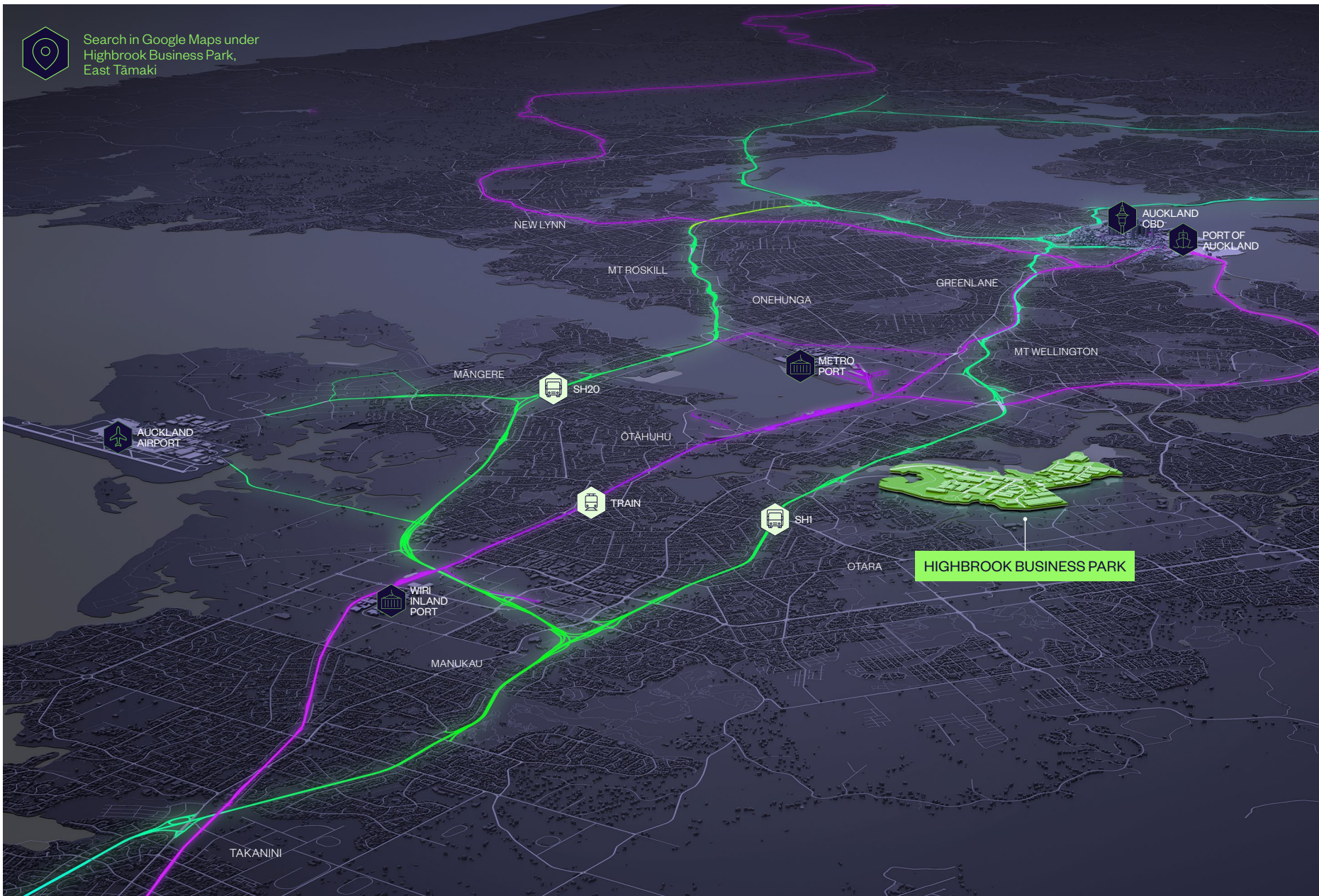
Ample car parking

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 01 May 2024.

## 10 minute drive

 120,000  
POPULATION

 3.9bn  
PURCHASING POWER

## 20 minute drive

 560,000  
POPULATION

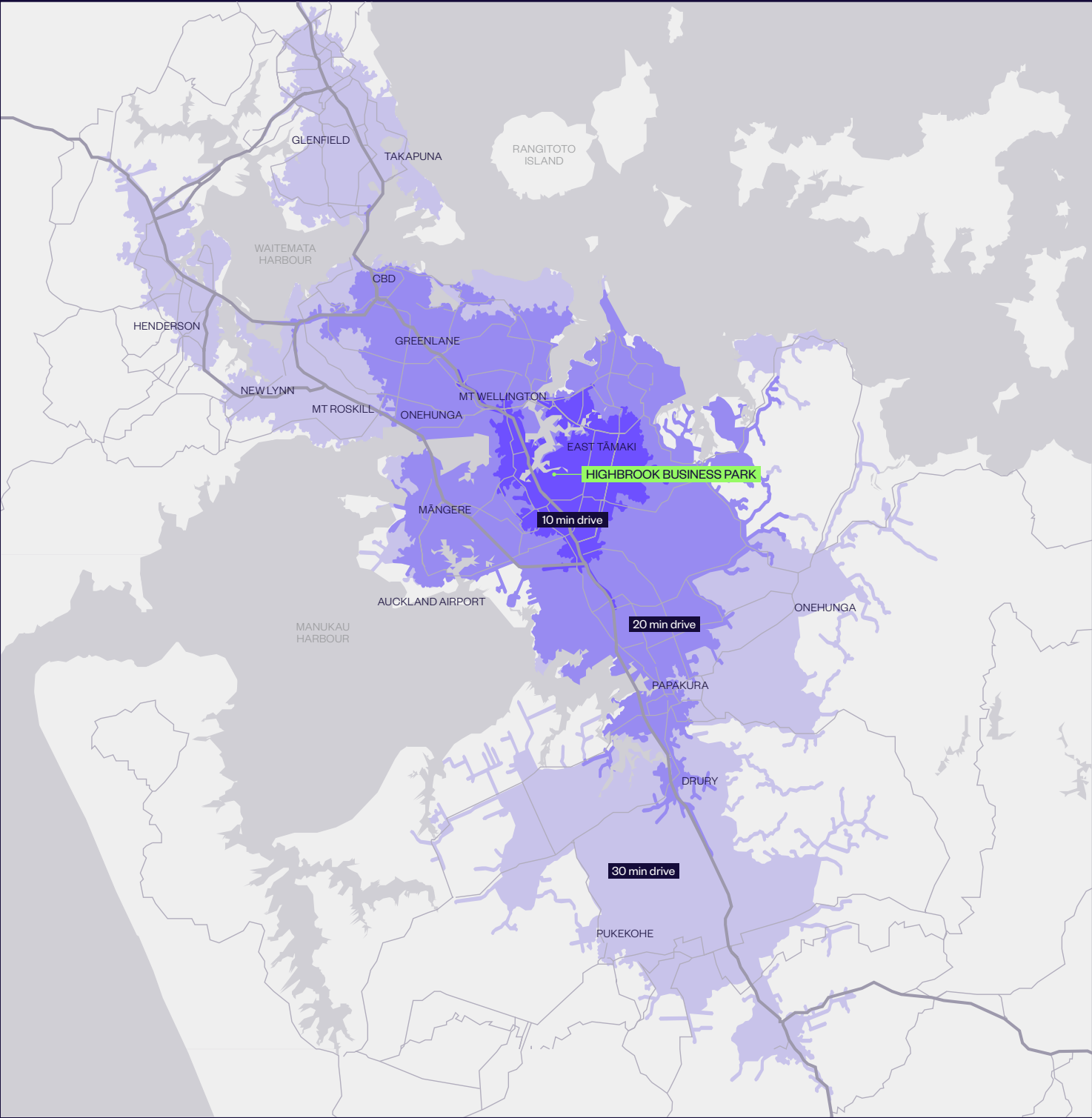
 20.4bn  
PURCHASING POWER

## 30 minute drive

 960,000  
POPULATION

 38.1bn  
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 2021. Drive times are taken at 12pm. 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.





# STRATEGIC LOCATION



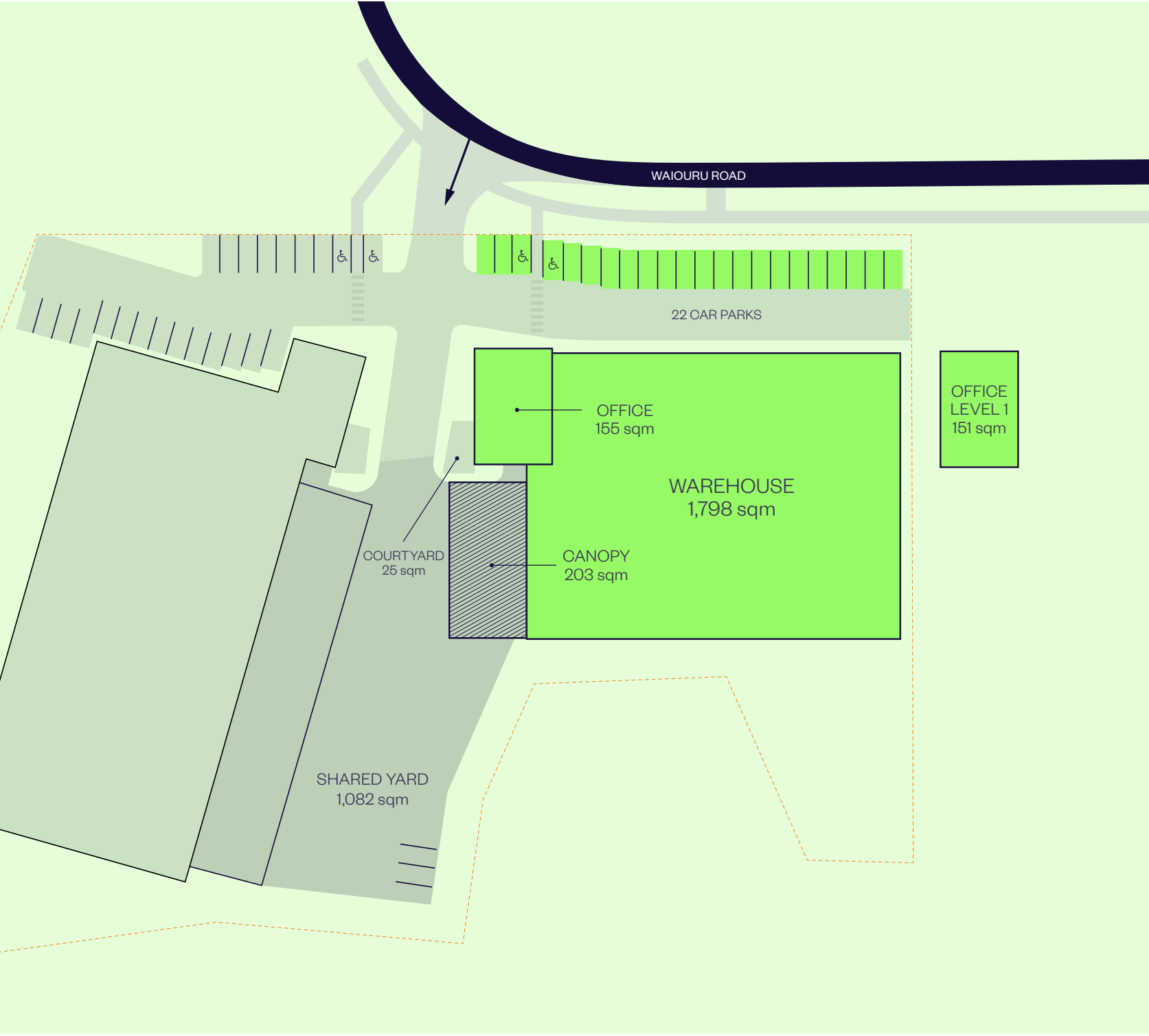
**Highbrook Business Park** is located in East Tāmaki, just off the Southern Motorway, and easy to locate and access from any direction. It's clearly marked roading system makes navigation within the park simple.

Highbrook Crossing is the hub of Highbrook with eateries, serviced apartments, childcare, gym, coworking space, 90 minutes free parking, bus links and more.

# SITE PLAN

Warehouse	1,798 sqm
Office	305 sqm
Canopy	203 sqm
Courtyard	25 sqm
Shared yard	1,082 sqm
Car parks	22

**Address**  
4 Waiouru Road  
Highbrook Business Park  
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**.

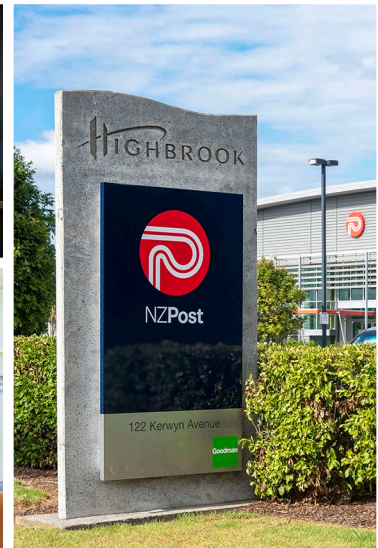
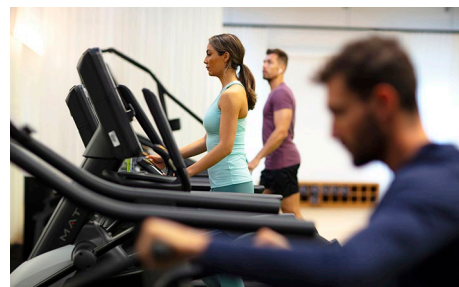
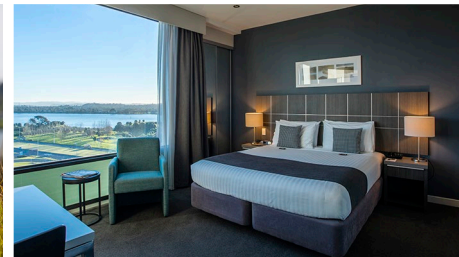


# AMENITIES

HIGHBROOK BUSINESS PARK



Highbrook Crossing — a focal point for a growing community.



## Banks & professional services

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

## Accommodation

- + Quest Highbrook Serviced Apartments — providing 120 rooms

## Recreation

### Gym:

- + Jetts 24-hour Fitness

## Childcare

- + 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.



# AMENITIES

HIGHBROOK BUSINESS PARK



Highbrook Crossing — a focal point for a growing community.



## Cafés and restaurants

- + Subway
- + Hollywood Bakery Espresso
- + Kagura Sushi Donburi Bánh Mì
- + Namaste Indian Restaurant & Bar
- + Olea Café & Eatery
- + Tuck Shop

## Convenience retail

- + Z Service Station
- + Smile Superette Lotto



## Car parking

- + Highbrook Crossing has 90 minutes free parking 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.



# 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.

[VIEW WEBSITE NOW](#)



**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 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





# CONTACT

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## ENQUIRE NOW

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