



Information memorandum

Pipitea, Wellington
69 Hutt Road, Pipitea

Prepared by Capital Commercial (2013) Limited
May 2026





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The opportunity

Capital Commercial (2013) Limited is pleased to offer 69 Hutt Road, Pipitea, Wellington for sale by way of Auction at 11:00am, Thursday 21st May 2026.

This is a rare chance to secure a standalone freehold property in one of Wellington's most tightly held commercial pockets. With vacant possession on offer, 69 Hutt Road gives both owner-occupiers and investors real flexibility. Whether you're looking for a high-profile base to operate from, or a well-located asset with strong rental upside.

The building has a modern fitout, and excellent street presence - making it easy to occupy or lease out. With limited availability in this stretch of the city fringe, and a projected net income of close to \$100,000 once leased, it's an opportunity that's unlikely to last long.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.


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LICENSED UNDER THE REA ACT 2008



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Executive summary

The property



Property address

69 Hutt Road, Pipitea, Wellington



Legal description & record of title

LOT 2 DP 86622-SUBJ TO ESMT DP 596896
WN54B/93



Floor area

562sqm



Land area

497sqm



Potential net income

\$112,569pa + GST



Occupancy

Vacant possession



Seismic rating

60% NBS (2020 report)



Zoning

Mixed use zone

The sale process



Method of sale

Auction



Auction date

11:00am, Thurs 21st May 2026

Key highlights

- High-profile location with excellent street exposure
- Modern fitout with a mix of office, showroom, and warehouse
- Easy access to State Highway 1, Wellington CBD, and rail links
- Potential net income of \$112,569 + GST
- Vacant possession

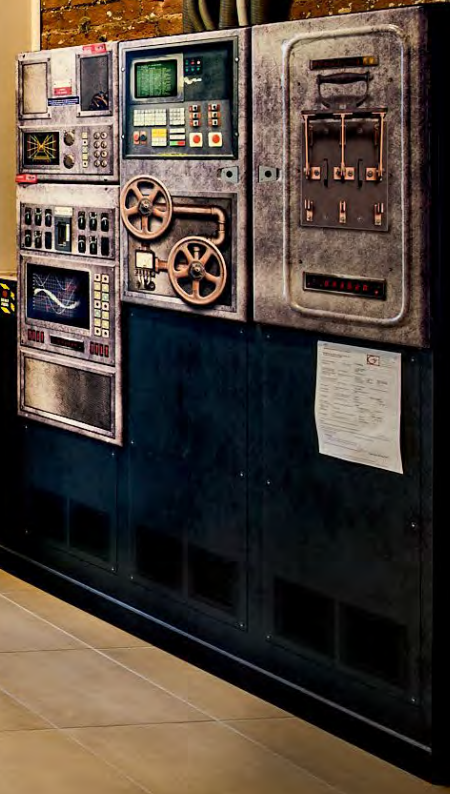


EXIT

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ДЯ ТТУН

Wrap Film

PARROTDG





The property

This versatile freehold commercial property offers a rare combination of profile, functionality, and future flexibility in one of Wellington's most tightly held city fringe locations.

Currently occupied by creative agency Wise Studios, the property benefits from a modern fitout, and excellent profile. The building comprises approximately 562sqm of floor area on 497sqm of land and has undergone significant refurbishment since its original construction. Built in the 1920s the original small warehouse was added to in the 1970s and had the mezzanine added and a full modernisation in 2004, the current, all but new building has evolved since then.

A 2020 engineers report assessed the building at 60%NBS, with a strengthening solution and cost to bring the building up to 70%NBS. The current owner has chosen not to do this.

Its distinctive street frontage, modernised interiors, and warehouse space make it a compelling opportunity for future owner-occupiers, investors, or those seeking a live/work set up or studio-style premises.

Key features

- High profile Hutt Road frontage.
- Extensively refurbished, altered, and strengthened over time.
- Vacant possession.
- Potential net income of \$112,539pa + GST.

Property attributes

Land area	497sqm
Floor area	562sqm
Age	Originally constructed 1920s
Last refurbishment	2020
Seismic rating	60%
Number of tenancies	1

Floor area breakdown

Description	Area (sqm)
Warehouse/Workshop	168
First Floor Office	99
Ground Floor Office/Amenity	295
Total	562 sqm



Engineering

An engineering report prepared by Steven Young & Associates in February 2020 assessed the building at 60% of the New Building Standard (NBS).

The report followed a detailed review of the building's construction history, structural systems, and prior upgrade works.

Originally constructed in the 1920s, the building has been extensively modernised over time, including the addition of a lean-to extension in the 1970s, a new mezzanine and comprehensive refurbishment in 2004, and seismic strengthening of the shared south party wall in 2007. The 2020 assessment incorporated both physical site inspections and structural modelling, using updated seismic parameters and NZSEE guidelines to determine the building's current performance level and identify practical strengthening pathways.

As part of this report, a detailed strengthening scheme has been prepared to lift the building to 70% NBS, targeting specific areas of the structure with practical, cost-effective enhancements. These include new ceiling and wall bracing, strut supports, K-bracing to the street frontage, and reinforcement of steel framing in the eastern elevation.

The works are limited in scope, do not require major reconfiguration of the building, and have been professionally costed at \$70,000 + GST (2020)— offering a clear pathway to improved compliance and long-term resilience.

The location

69 Hutt Road occupies a prominent position on one of Wellington's busiest arterial routes, linking the northern suburbs directly with the central city.

Located in Pipitea, on the fringe of Thorndon, the property benefits from strong traffic exposure, excellent public transport links, and immediate access to State Highway 1.

This strategic location places it just minutes from the Wellington CBD, the Port, and the train station, making it highly accessible for staff, clients, and freight. Surrounding development includes a mix of commercial, retail, and light industrial uses, with nearby amenities such as cafés, gyms, and fuel stations enhancing day-to-day convenience.

The area continues to attract occupiers seeking a balance of central access, visibility, and functionality — making Hutt Road one of the most tightly held commercial precincts in the Wellington region.



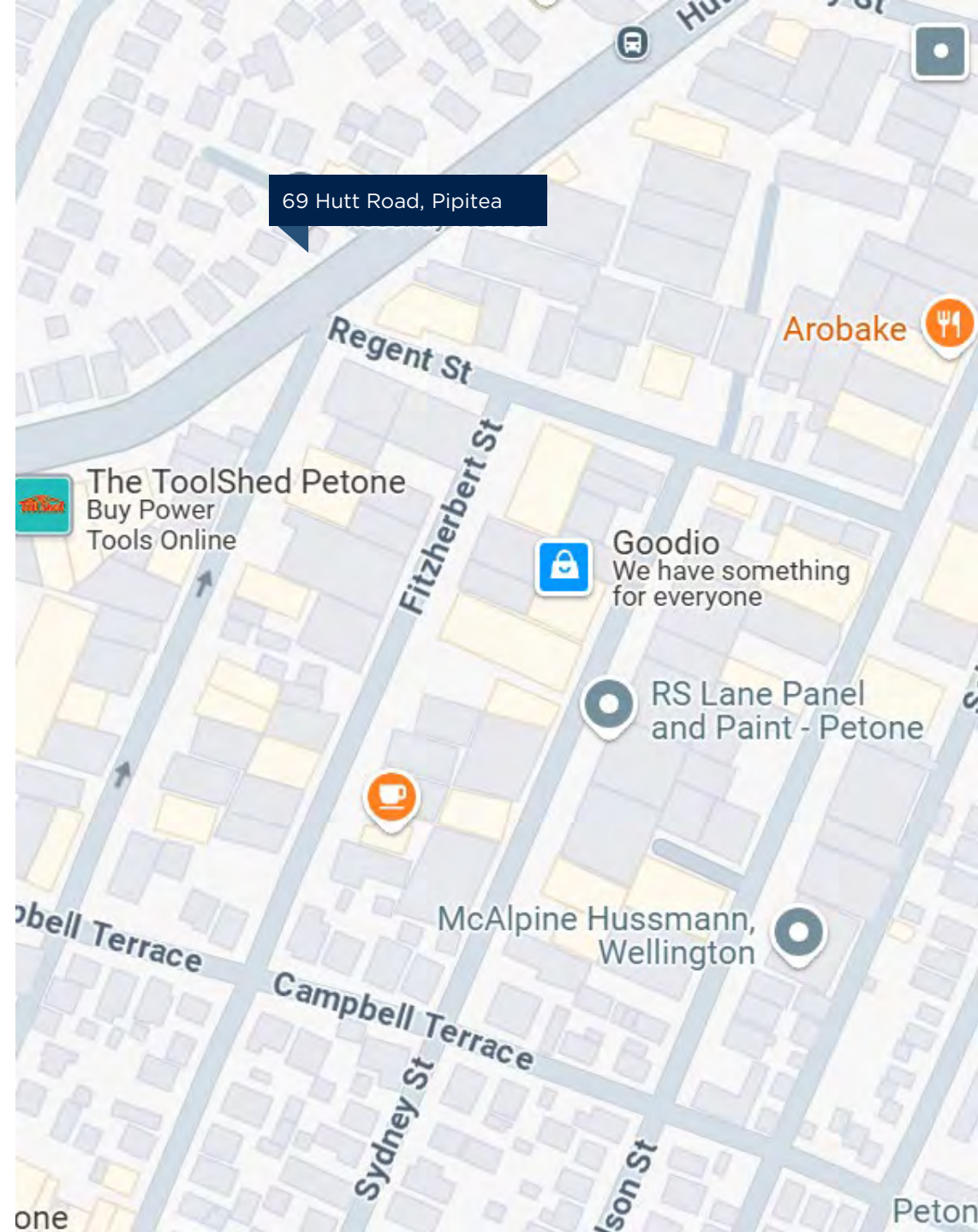
Transport

Bus stop and train station within walking distance. Cycle lane almost by your front door.



Amenities

A short walk from Thorndon Quay shops and retail



Legal description and zoning

Legal description	LOT 2 DP 86622-SUBJ TO ESMT DP 596896 WN54B/93	
Tenure	Fee Simple	
Land area	497sqm	
Rating valuation	Land value	\$730,000
	Value of Improvements	\$490,000
	Capital value	\$1,220,000
Local authority	Wellington City Council	
Zoning	Mixed use zone	

Zoning

69 Hutt Road is zoned **Mixed Use** under the Wellington City District Plan, providing a high degree of flexibility for a wide range of activities. The zoning enables a mix of commercial, light industrial, and residential uses, making it well suited to occupiers seeking premises that can accommodate both business and lifestyle elements. This flexibility supports adaptive reuse, creative industries, trade-based operations, or even live/work configurations, subject to compliance with relevant planning standards. As demand grows for versatile city fringe locations, Mixed Use zoning continues to support strong occupancy and long-term value.





Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Warehouse/Workshop/Loading Dock	167.8	\$250	\$41,950
1 st Floor Office	99.25	\$300	\$29,775
Ground Floor Office/Amenity/Showroom	295	\$300	\$88,548
Total	562sqm		\$160,273

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$26,061
Insurance	\$20,000**
Compliance	\$1,500
Total	\$47,561

*All figures exclude GST.

Potential income summary

Total potential gross income	\$160,273
Less: budgeted outgoings	\$47,561
Total potential net income	\$112,569

*All figures exclude GST

**This insurance figure is based on a quote which has not yet been accepted by the current owner.

The sale process

69 Hutt Road, Pipitea is being offered for sale by Auction at 11:00am, Thursday 21st May 2026 at Level 14, The Bayleys Building, 36 Brandon Street, Wellington

To assist purchasers with their assessment of the offering an online due diligence data room is available.

www.propertyfiles.co.nz/property/69huttroad

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3258554



Appendices

Appendices

- Aerial
- Certificate of Title



Aerial





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier	WN54B/93
Land Registration District	Wellington
Date Issued	30 September 1998
Prior References	
WN53B/505	WN53B/506
Estate	Fee Simple
Area	498 square metres more or less
Legal Description	Lot 2 Deposited Plan 86622
Registered Owners	Shae Robin Goom and Hughes Robertson Trustee Limited

Interests	
B657603.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 27.3.1998 at 9.00 am (affects part formerly contained in CT WN53B/505)	
Subject to a sewage drainage right (in gross) over parts marked C and D on DP 86622 in favour of the Wellington City Council created by Transfer B657603.4 - 27.3.1998 at 9.00 am	
The easements created by Transfer B657603.4 are subject to Section 243 (a) Resource Management Act 1991	
Subject to a pedestrian right of way over parts marked A,B and a sewage drainage right over parts marked B,C on DP 86622 as specified in Easement Certificate B685301.3 - produced 21.9.1998 at 9.42 am and entered 30.9.1998 at 9.00 am	
The easements specified in Easement Certificate B685301.3 are subject to Section 243 (a) Resource Management Act 1991	
11780611.3 Mortgage to Bank of New Zealand - 30.6.2020 at 1:18 pm	
Subject to a right to convey water over part marked A on DP 596896 created by Easement Instrument 12944356.1 - 18.3.2024 at 10:46 am	

300840 m.E

300830 m.E

COMPILED PLAN

300830 m.E

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	HEAVY TEN.	DOM. TEN.
PEDESTRIAN RIGHT OF WAY	A to B	LOT 2	LOT 1
SEWER DRAINAGE	B to C	LOT 2	LOT 1

SCHEDULE OF EXISTING EASEMENTS			
PURPOSE	SHOWN	CREATED BY	HEIGHT LIMITS
SEWER DRAINAGE	C to D	T.B. 857609.4	LOWER UPPER

Note: Adopted Old Cadastre bearings from DP 42871, 23457 have been adjusted by -21.0" to bring into harmony of Geodetic Datum 1953 (see note on DP 85519)

Registered Proprietors

I hereby certify that this plan was approved by the Wellington City Council pursuant to Section 229 of the Resource Management Act 1991 on the 28th day of August 1998 subject to the granting of easements of the easements set out in the Memorandum hereon, and for the purposes of Section 224(c) of that Act that none of the conditions of the consent have been complied with to the satisfaction of the said Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

Authorized Officer

Notes:

- * Origin of Coordinate is T.M. DP 85519 109 844.97 m. N. 300840.12 m. E
- * T.D. 579.142
- * Origin of Level is T.M. DP 85519 Reduced Level = 11.01 m above M.S.P. Mean Sea Level, Wellington Datum 1953 (Plan Face DP 85519)

DATUM: GEODETIC 1949
WELLINGTON CIRCUIT COORDINATES
ORIGIN: MT COOK

700000 m. N. 300000 m. E

NEW C.T. ALLOCATED

LOT 1 ~ C.T. 548/92
 LOT 2 ~ C.T. 548/92

Total Area ~ 731 m²

Comprised in C.T. 548/505 (A.D.) & C.T. 548/506 (A.D.)

1. Alexander George McLeod
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Wellington, this _____ day of _____ 1998

Field Book _____ Signature _____
 Pedimeter Plate 250 27 85519 DP 85519
 DP's 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 34

Identifier

W/N54B/93

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