



Information memorandum

Te Aro, Wellington
Unit 2B, 15 College Street

Prepared by Capital Commercial (2013) Limited





Contents

04

The opportunity

05

Executive summary

06

The property

07

The location

08

Legal description
and zoning

09

Potential rental
analysis

10

Operating expenses

10

Potential income
summary

11

The sale process

12

Appendices

The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 2B, 15 College Street, Te Aro & 1 Car Park (Located in 74 Tory St) for sale Fixed price of \$385,000 (plus GST).

Now available for purchase, this exceptional office space at Part Level 2, 15 College Street presents a fantastic opportunity for both owner-occupiers and investors. Ideally located near Wellington's CBD, this self-contained office suite comes fully equipped with high-quality fittings, fixtures, and exclusive amenities. A Car Park can be included in this Purchase, with the Car Park being Located in the Century City Hotel and Apartment Building at 74 Tory Street, approximately 350 metres away.

Benefiting from a recent refurbishment, the space is well-positioned to generate a potential net annual income of \$32,000 + GST with a new lease in place. Office suites of this calibre are highly sought after in Wellington's leasing market, particularly by tenants seeking security, exclusivity, and a prime location.

Opportunities to own and occupy office space in Wellington City are rare. If you're an established tenant looking to secure your own workspace, this is your chance to take ownership and make it truly yours.

- Effective and Proven Body Corporate in place
- 100sqm – as per Property Guru
- Lift access
- Part Floor Offering with Secure Lobby from the Public
- Quality Fit out in place
- 54% NBS (2012)
- Great location
- Close to all Public Transport routes
- Close to all Wellington CBD & Te Aro Amenities
- 1 Car Park - located in the Century City Hotel and Apartment Building at 74 Tory Street, approximately 350 metres away.



Matthew Morris

021 246 1620

matthew.morris@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008



Luke Kershaw

021 610 093

luke.kershaw@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/3258358

Executive summary

The property



Property address

Unit 2B, 15 College Street, Te Aro



Legal description & record of title

UNIT 2B DP 403787 1/2 SH AUA AUB
465934



Floor area

100sqm



Car parking

1 Car Park (74 Tory St)
UNITS 2-52 DP 388741



Potential Gross income

\$32,000 + GST



Occupancy

Vacant possession



Seismic rating

54%



Zoning

Commercial (8A)

The sale process



Method of sale

Fixed price of \$385,000 (plus GST)

Key highlights

- Part Floor Offering
- Lift Access
- Self contained space
- Great natural light
- Refurbished space with fit out in place
- 1 Car Park



The property

This opportunity comprises of a fully self-contained part floor office located in the heart of Wellington CBD

This part office floor offers convenient pedestrian access from both Vivian Street and College Street through a split foyer with lift and stair access. Constructed to an exceptionally high standard, the building ensures both quality and durability. With an extensive frontage to Vivian Street, the space benefits from excellent natural light, creating a bright and inviting work environment. Fully self-contained and equipped with air conditioning via a heat pump, the floor is designed for comfort and efficiency. Featuring a modern, functional fitout, it provides a high standard of office accommodation, ready for immediate use. One car park is also available for purchase with this part office floor, being conveniently located in the Century City Hotel and Apartment Building at 74 Tory Street, approximately 350 metres away.

Key features

- Effective and Proven Body Corporate in place
- 100sqm – as per Property Guru
- Lift access
- Part Floor Offering with Secure Lobby from the Public
- Quality Fit out in place
- 1 Car Park (74 Tory St)

Property attributes

Floor area	100sqm
Seismic rating	54%
Number of tenancies	One

Floor area breakdown

Description	Area (sqm)
Office	100
Total	100 sqm
Car parks	1 car park (74 Tory St)

The location

Part Level 2 15 College St is a self contained office floor located on the fringe of Wellington CBD being a few doors down from the infamous Caffe L'affare good coffee and lunch options are not far away.

One car park is also available for purchase with this part office floor, being conveniently located in the Century City Hotel and Apartment Building at 74 Tory Street, approximately 350 metres away.



Accessibility

Lift access and amenities



Transport

On main bus route, close to transport networks



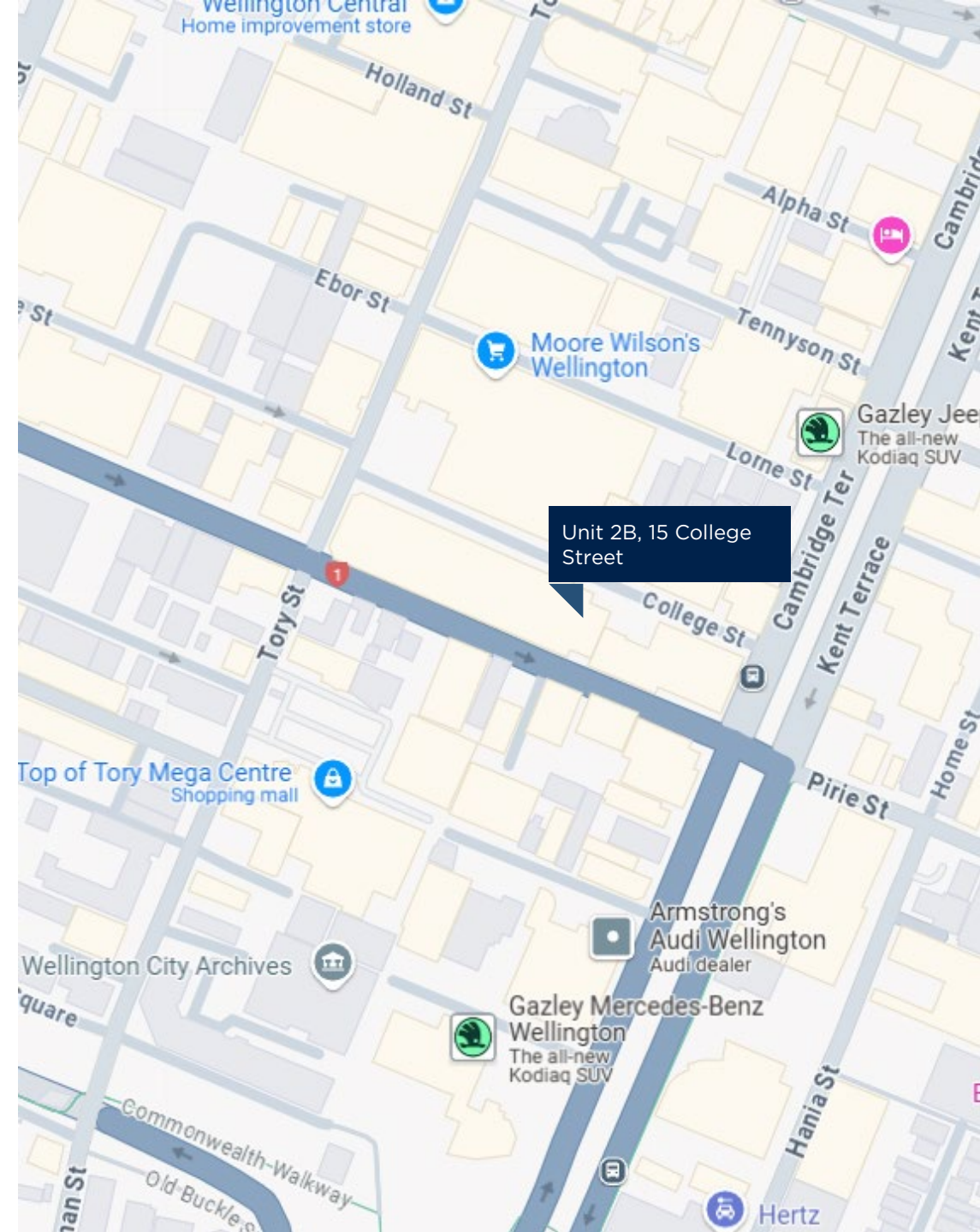
Amenities

Te Aro & CBD Amenities in close proximity



Prime frontage

Vivian Street outlook



Legal description and zoning

Office Legal description	UNIT 2B DP 403787 1/2 SH AUA AUB 465934	
Tenure	Stratum Estate (Unit Title)	
Floor area	100sqm	
Rating valuation	Land value	\$110,000
	Value of Improvements	\$205,000
	Capital value	\$315,000
Local authority	Wellington City Council	
Zoning	Wellington City	
Car Park Legal description	UNITS 2-52 DP 388741	
Category description	Commercial-Parking-CBD	
Floor area	Nil (Car Park)	
Rating valuation	Land value	\$25,000
	Value of Improvements	\$32,000
	Capital value	\$57,000
Local authority	Wellington City Council	
Zoning	Wellington City	

Zoning

Commercial (8A) City Centre Zone



Potential rental analysis

Description	Area sqm Car parks	\$psm	Potential gross rental pa
Part Level 2 office	100	\$320	\$32,000
Car Park (74 Tory St)	1	\$60pw	\$3,120
Total	100sqm		\$35,120

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$7,061.03
Insurance/Body Corporate	\$9,566.22
Total	\$16,627.25

*All figures exclude GST and related to the Office

Potential income summary

Total potential gross income	\$32,000
Less: budgeted outgoings	\$16,627.25
Total potential net income	\$15,372.75

*All figures exclude GST and related to the Office

The sale process

Unit 2B, 15 College Street, Te Aro & 1 Car Park (74 Tory St) is being offered for sale by way of Fixed price of \$385,000 (plus GST).

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

https://www.propertyfiles.co.nz/property/unit2b_15collegestreet

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:



Matthew Morris

Commercial & Industrial

021 246 1620

matthew.morris@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008



Luke Kershaw

Commercial & Industrial

021 610 093

luke.kershaw@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008

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/3258358](https://www.bayleys.co.nz/3258358)



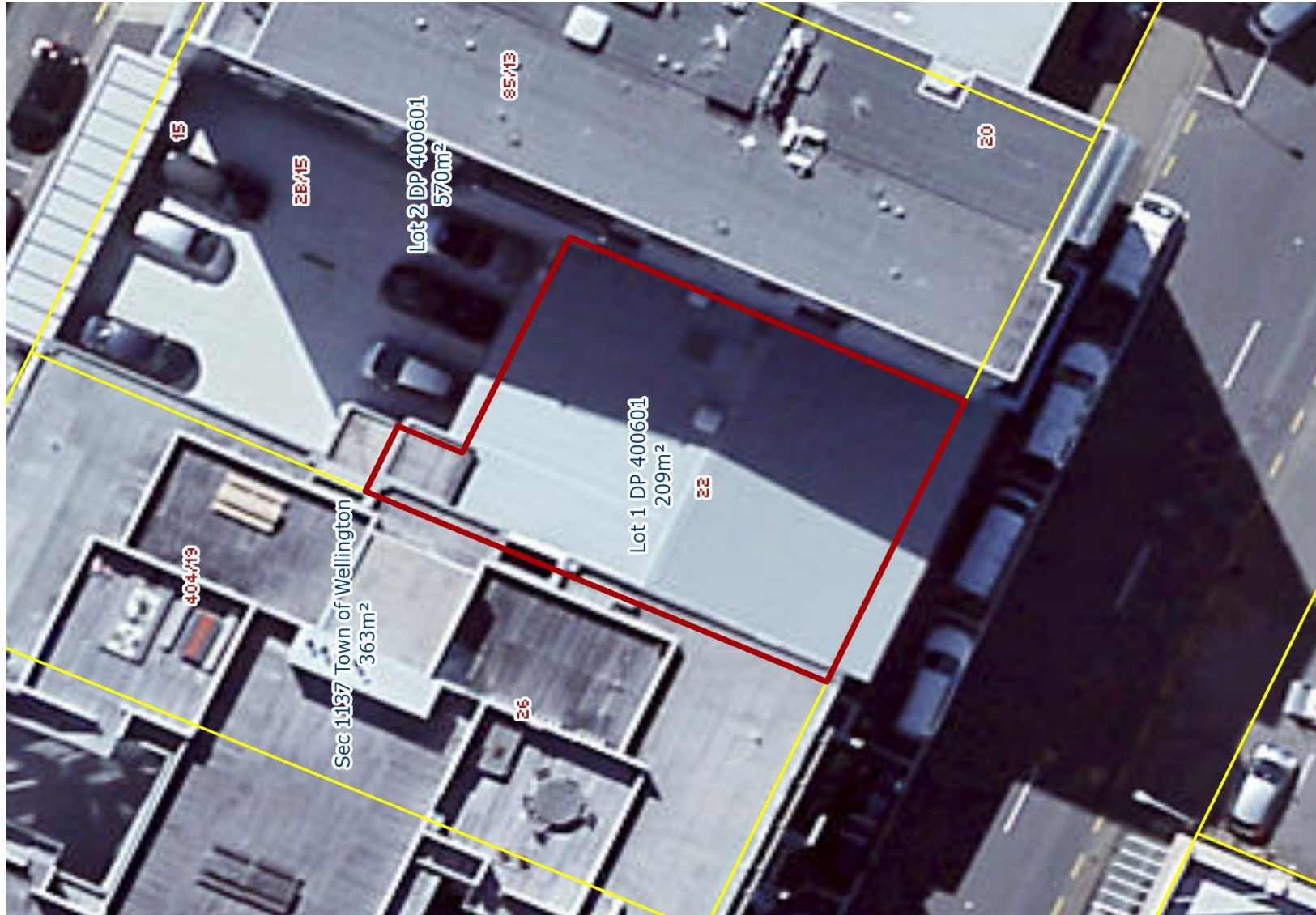
Appendices

Appendices

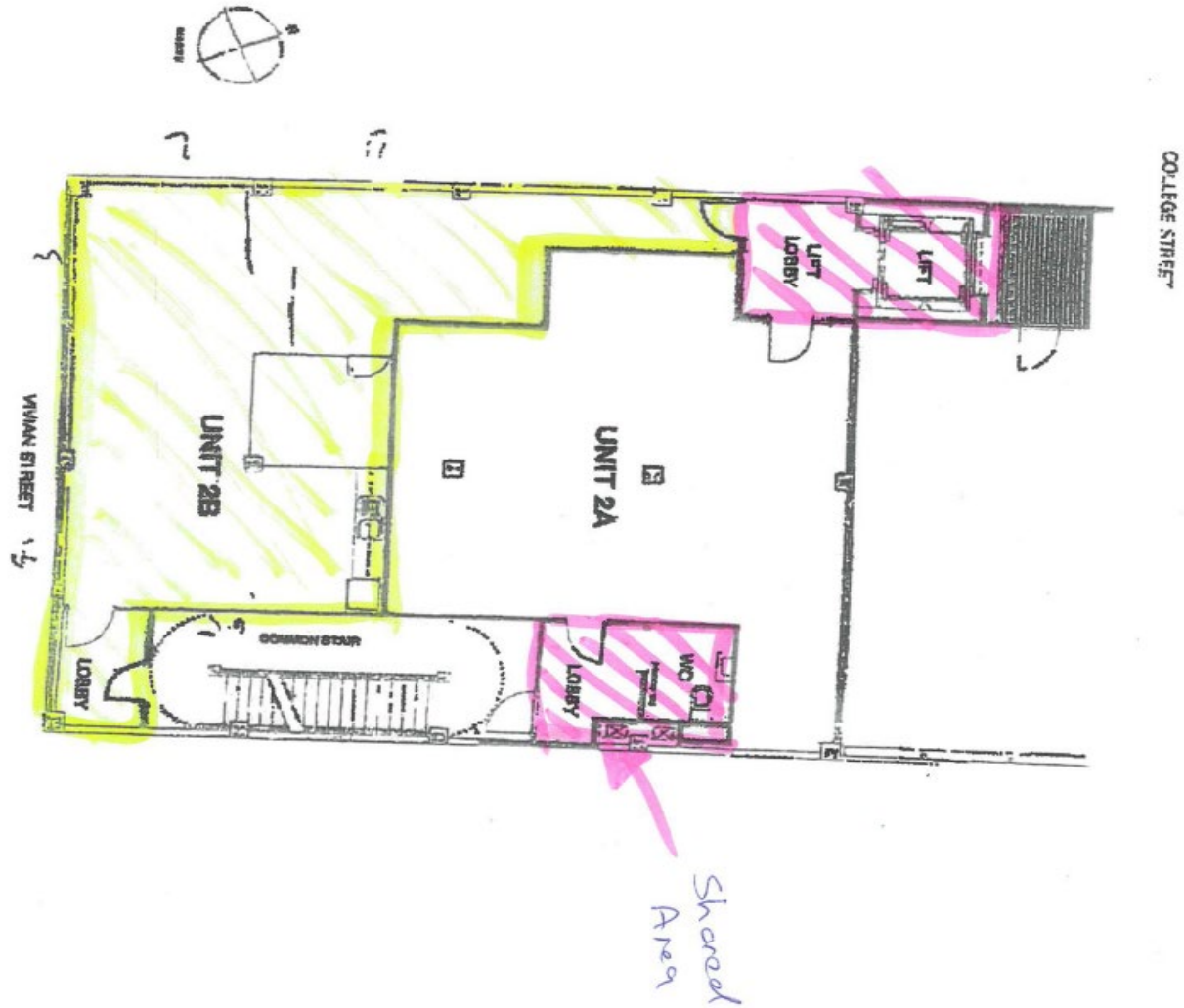
- Aerial
- Floorplan
- Certificate of Title



Aerial



Floorplan





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier 465934
Land Registration District Wellington
Date Issued 24 April 2009

Prior References 412623
Supplementary Record Sheet 432163

Estate Stratum in Freehold
Legal Description Unit 2B and 1/2 share of Accessory Unit A,
B Deposited Plan 403787

Registered Owners
Harbur Property Investments Limited

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

Appurtenant hereto is a right of way and right to load and unload created by Easement Instrument 8142189.2 - 24.4.2009 at 2:23 pm

Identifier 465934



Digital Title Plan - DP 403787

Survey Number DP 403787
Surveyor Reference 28761.002
Surveyor Josephine Lucy Fitzgerald
Survey Firm Aurecon (Wellington)
Surveyor Declaration I Josephine Lucy Fitzgerald, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Declared on 24/04/2009.

Survey Details

Dataset Description REDEVELOPMENT OF UNITS ON LOT 1 DP 400601
Status Deposited
Land District Wellington
Submitted Date 24/04/2009
Survey Class Class I Cadastral Survey
Survey Approval Date 05/05/2009
Deposit Date 24/04/2009

Territorial Authorities

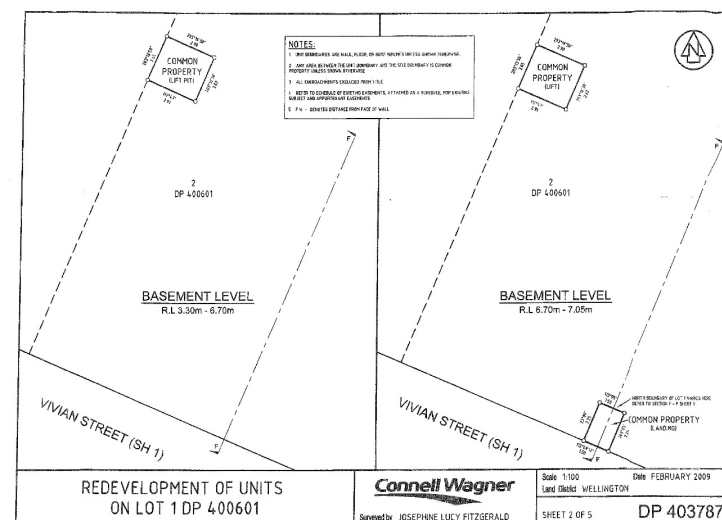
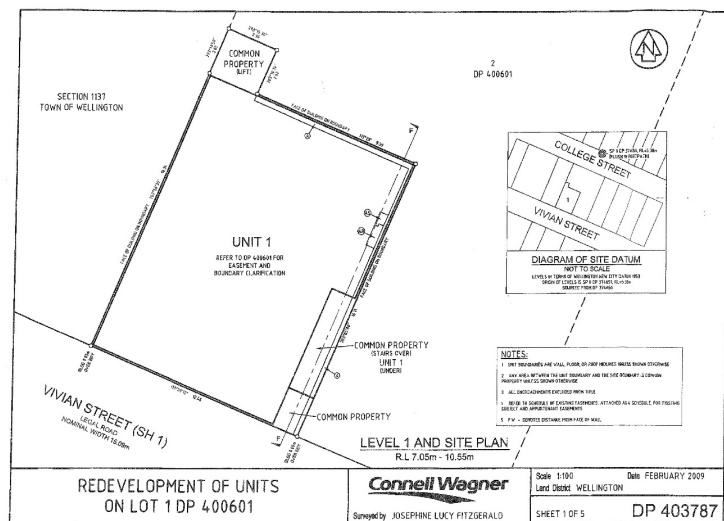
Wellington City

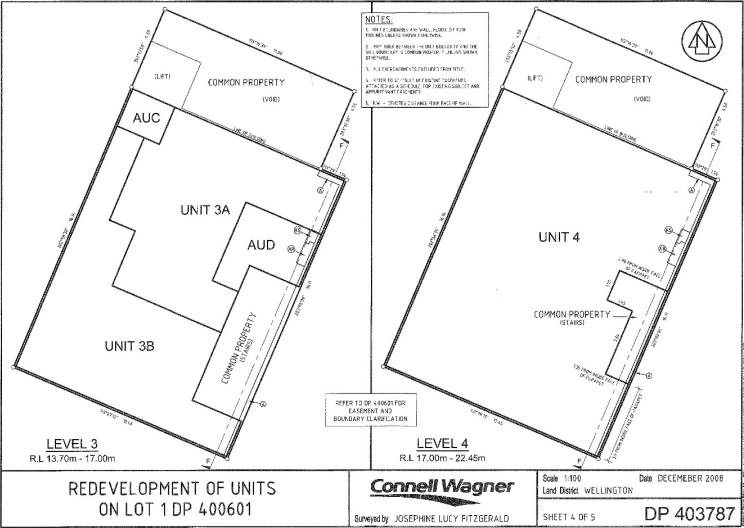
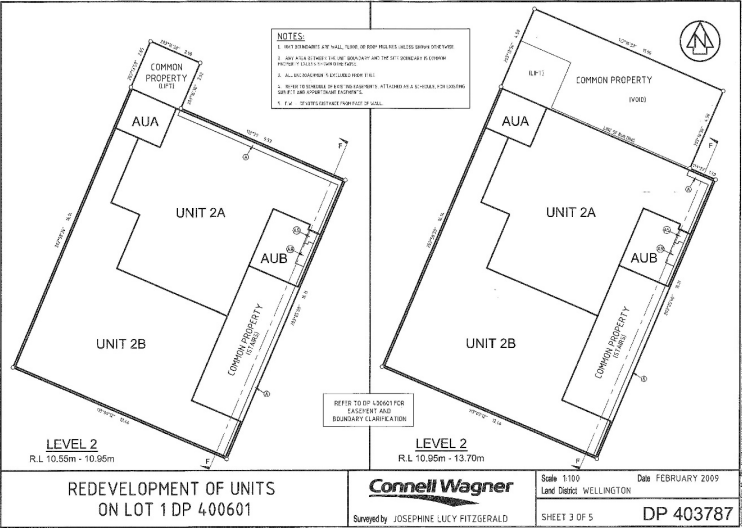
Comprised In

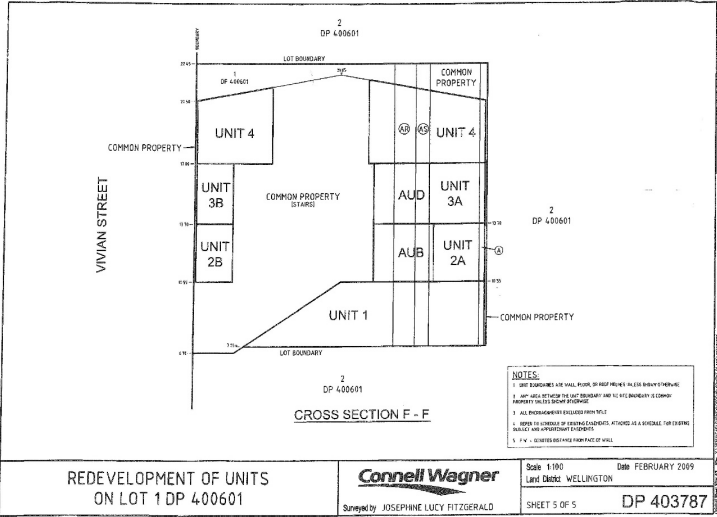
CT 412623
CT 412624

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Unit 3A Deposited Plan 403787	Principal Unit		471089
Unit 3B Deposited Plan 403787	Principal Unit		471090
Accessory Unit C Deposited Plan 403787	Accessory Unit		Multiple
Accessory Unit D Deposited Plan 403787	Accessory Unit		Multiple
Unit 2A Deposited Plan 403787	Principal Unit		465933
Unit 2B Deposited Plan 403787	Principal Unit		465934
Accessory Unit A Deposited Plan 403787	Accessory Unit		Multiple
Accessory Unit B Deposited Plan 403787	Accessory Unit		Multiple
Total Area		0.00001ha	







Schedule / Memorandum

SCHEDULE OF EXISTING EASEMENTS		
PURPOSE	SHOWN	CREATED BY
PARTY WALL	A	E.I. 7810750.3
RIGHT TO AIR SUPPLY, AIR EXTRACTION & SEWER VENTING	AR, AS	

EXISTING APPURTENANT EASEMENTS	
PURPOSE	CREATED BY
PEDESTRIAN RIGHT OF WAY	E.I. 7810750.3 (AS SHOWN ON DP 400601 AND PARTIALLY CANCELLED BY DP 416749, E.I.)
RIGHT OF WAY	
RIGHT TO LOAD AND UNLOAD	
RIGHT TO STRUCTURAL SUPPORT	
RIGHT TO DRAIN SEWAGE AND WATER, RIGHT TO CONVEY WATER	
RIGHT TO CONVEY AIR	
RIGHT TO CONVEY ELECTRICITY	E.I. (AS SHOWN ON DP 416749)
RIGHT TO VENTILATION	
RIGHT OF WAY	
RIGHT TO LOAD AND UNLOAD	

APPURTENANT LAND COVENANT SPECIFIED IN E.I. 7810750.4
SUBJECT TO AN EXISTING CONSENT NOTICE (7810750.1)



SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier 432163
Land Registration District Wellington
Date Issued 27 June 2008
Plan Number DP 403787

Subdivision of
Lot 1 Deposited Plan 400601

Prior References
400898

Unit Titles Issued			
412622	412625	465933	465934
471089	471090		

Interests
OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to Section 8 Atomic Energy Act 1945 (affects part formerly Section 1139 Town of Wellington)

Subject to Section 3 Petroleum Act 1937 (affects part formerly Section 1139 Town of Wellington)

Subject to Section 3 Geothermal Energy Act 1953 (affects part formerly Section 1139 Town of Wellington)

Subject to Sections 5 and 261 Coal Mines Act 1979 (affects part formerly Section 1139 Town of Wellington)

Subject to Section 59 Land Act 1948 (affects part formerly Section 1138 Town of Wellington)

Subject to Sections 6 and 8 Mining Act 1971 (affects part formerly Section 1139 Town of Wellington)

7810750.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.5.2008 at 9:00 am

The within land is Limited as to Height (See DP 400601)

Subject to a party wall easement over part marked A and a right to air supply, air extraction and sewer venting over part marked AR and AS all on DP 403787 (all easements are restricted as to height) created by Easement Instrument 7810750.3 - 9.5.2008 at 9:00 am

Appurtenant hereto is a pedestrian right of way, a right of way, right to load and unload, right to structural support, right to drain sewage and water, right to convey water, air and electricity and a right to ventilation (all easements are restricted as to height) created by Easement Instrument 7810750.3 - 9.5.2008 at 9:00 am

The easements created by Easement Instrument 7810750.3 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 7810750.4 - 9.5.2008 at 9:00 am

8142189.1 Partial Surrender of the right of way and right to load and unload specified in Easement Instrument 7810750.3 -

24.4.2009 at 2:23 pm

8175663.1 Change of rules of the Body Corporate - 26.5.2009 at 3:12 pm

8781243.1 Change of address of the Body Corporate - 30.6.2011 at 2:24 pm

9213352.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 18.10.2012 at 11:50 am

Disclaimer

This Information Memorandum has been prepared by Capital Commercial (2013) Limited (Bayleys), Licensed under the REA Act 2008 as a general outline only for the guidance of potential purchasers. The contents of this document does not constitute an offer or form part of any contract.

This document has been compiled using information provided by third parties, and Bayleys accepts no responsibility for its accuracy or completeness. It is not to be distributed or reproduced in whole or in part without the prior written consent of Bayleys. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the property described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

Potential purchasers should not rely on any of the information in this information memorandum (including but not limited to figures, calculations, descriptions, photographs, dimensions, references to conditions or permissions for use and occupation) as statements or representations of fact. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken.

Except where otherwise provided, all references to rent, income or price are GST exclusive. Potential purchasers must make their own independent inspection and other enquiries to satisfy themselves as to the accuracy, correctness and completeness of the information. Potential purchasers should also seek independent financial, taxation, accounting, legal and other advice to assist them in making their own decisions and assessment appropriate to their circumstances. Any projections, analyses or other forward looking information are estimates only, are not representations of future matters and may be based on assumptions that, while currently considered reasonable, may not be correct. Actual results may vary from projected results (and variations may be material).

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to Bayleys at the time of preparing this document and assumptions, which may be incorrect. Bayleys does not warrant that such statements are or will be accurate or correct.

Bayleys provides this document on the condition that, subject to any statutory limitation on its ability to do so, Bayleys disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

This confidential document is for the sole use of persons directly provided with it by Bayleys and is not to be supplied to any other person without the prior written consent of Bayleys. Use by, or reliance upon this document by any other person is not authorised by Bayleys and without limitation to the above disclaimers, Bayleys is not liable for any loss arising from such unauthorised use or reliance.

GST disclaimer

Capital Commercial (2013) Limited (Bayleys) advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

Confidentiality

The information contained in this document is provided on the basis that it is strictly private and confidential. The information may not be reproduced, in whole or in part, nor may any of this information be divulged or disclosed to any third party without the prior written consent in writing of the vendor as required by law.

Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

Bayleys Commercial Wellington

Level 14, 36 Brandon Street,
Wellington
+64 4 499 6022
enquiries@bayleyswellington.co.nz