



Information memorandum

Mount Cook, Wellington
17 Hugh Street

Prepared by Capital Commercial (2013) Limited
Total Property 6 - September 2025





Contents

04

The opportunity

05

Executive summary

07

The property

08

The location

09

Legal description
and zoning

11

Potential rental
analysis

12

Operating expenses

12

Potential Income
Summary

13

The sale process

14

Appendices

The opportunity

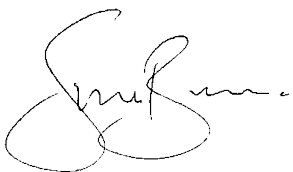
Capital Commercial (2013) Limited is pleased to offer 17 Hugh Street, Mount Cook for sale by way of Tender closing at 4:00pm, Wednesday 24th September 2025.

This substantial 688sqm building situated on 303sqm of land represents a rare and flexible opportunity for owner-occupiers, add-value investors, or developers looking to secure a strategic position in the heart of Mount Cook. Located on Hugh Street, just off Adelaide Road, the property is offered with vacant possession, ready for immediate occupation, redevelopment, or refurbishment.

Spread over three levels, each floor features its own amenities, making it suitable for multiple tenancies or a single large-scale operator. The ground floor boasts a high-stud warehouse/workshop with roller door access, on-site car parking, and a goods hoist that services the first floor - enhancing its functionality for a variety of commercial uses.

Its central location is within walking distance of Wellington Regional Hospital and offers quick access to arterial routes and the motorway, making it highly appealing for businesses seeking a well-connected Wellington hub.

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.



Simon Butler

021 128 9315

simon.butler@bayleys.co.nz

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



Mark Walker

021 320 280

mark.walker@bayleys.co.nz

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

bayleys.co.nz/3258958

Executive summary

The property



Property address

17 Hugh Street, Mount Cook



Legal description & record of title

PT SEC 756 TOWN OF WELLINGTON
WN15C/335



Floor area

688sqm



Land area

303sqm



Car parking

Three (3)



Potential Net income

\$145,211pa + GST



Occupancy

Vacant Possession



Seismic rating

70% NBS



Zoning

Commercial Zone A

The sale process



Method of sale

Tender



Tenderdate

4:00pm, Wed 24th Sep 2025

Key highlights

- 688sqm total building area on 303sqm land
- 70% NBS (New Building Standard)
- Three floors, each with amenities
- High-stud ground floor with warehouse/workshop
- Vacant possession





The property

Constructed in the 1980s, this three-level concrete commercial building provides a practical combination of industrial functionality and quality office accommodation. Purpose-built to support light manufacturing and professional operations, it is assessed at 70% NBS, offering confidence in its structural performance and compliance.

Level One - High-Stud Workshop

The ground floor comprises a high-stud workshop with roller door access, well suited to storage, assembly, or production. Its generous height and clear-span design make it an efficient operational base.

Level Two - Light Industrial Manufacturing

The second level provides further industrial space designed for light manufacturing or processing activities. A goods hoist links directly to the ground floor, ensuring safe and efficient vertical transfer of materials and supporting seamless workflow.

Level Three - Offices

The top level accommodates modern office space, offering a mix of open-plan and partitioned areas alongside staff amenities. This floor provides a professional environment for client-facing activity and day-to-day business operations.

Key features

- 70% NBS (2025)
- Mixed-use three storey structure
- Ground floor workshop accessed by roller door
- Three carparks
- Concrete construction

Property attributes

Floor area	688sqm
Land area	303sqm
Age	1980's
Last refurbishment	2025
Seismic rating	70% NBS

Floor area breakdown

Description	Area (sqm)
Ground floor warehouse	232
First floor workshop	264
Second floor office	192
Total	688sqm
Car parks	Three (3)

The location

Well located on a quiet Street within walking distance to Newtown CBD, Hospital, and Basin Reserve

17 Hugh Street, Mount Cook, Wellington, is a centrally located commercial property within one of Wellington's most sought-after inner city suburbs. The property benefits from proximity to the Wellington CBD (less than 2 km away), ensuring excellent access for businesses, staff, and customers. Located on a quiet street yet close to major urban amenities, the regional hospital and Massey University.



Catchment

Servicing a large catchment of Mount Cook, Newtown, Berhampore, Te Aro and Mount Victoria.



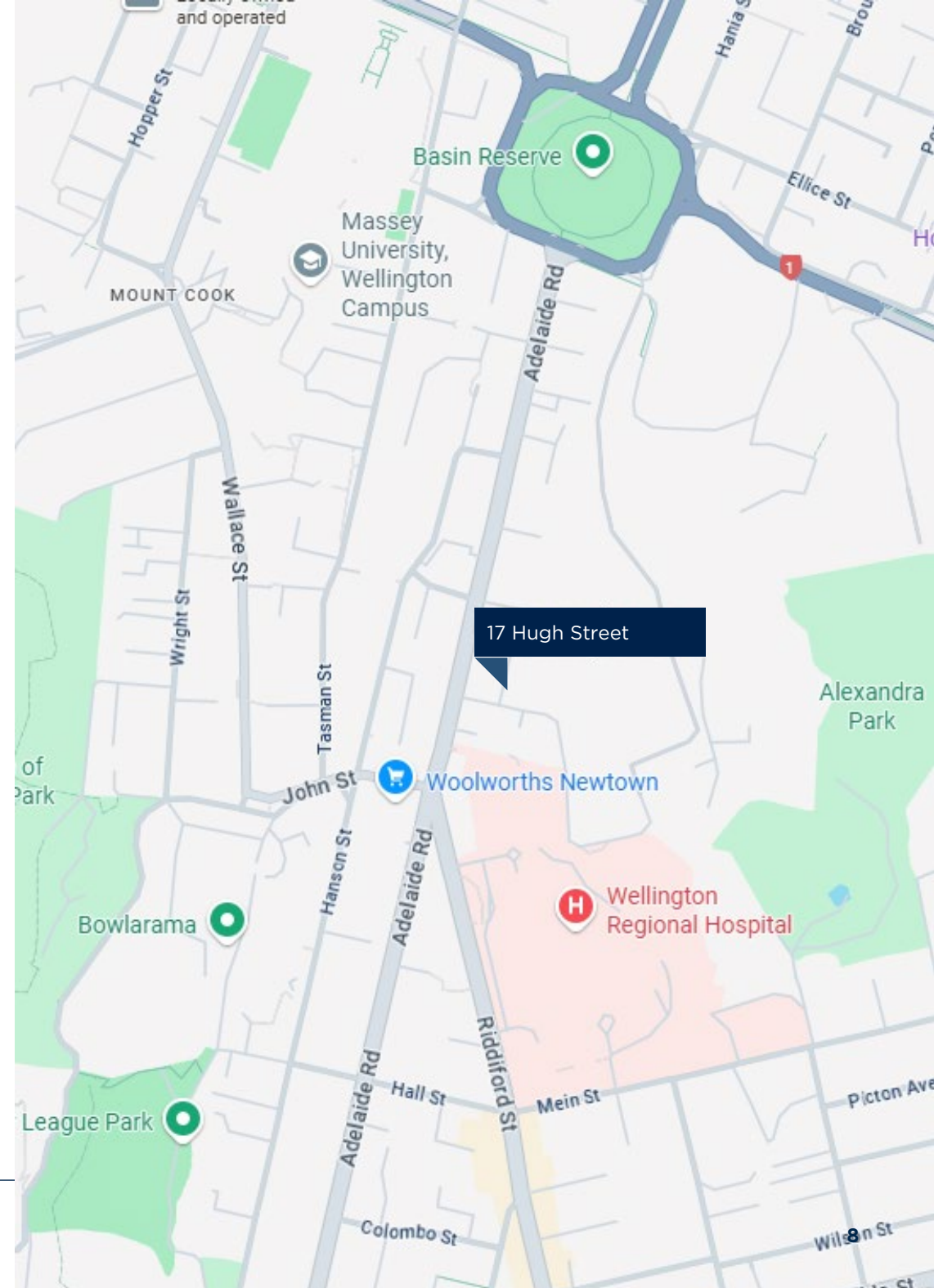
Transport

Easy walking distance to public transport



Amenities

Supermarket, Wellington Hospital, and more, all within close proximity



Legal description and zoning

Legal description	PT SEC 756 TOWN OF WELLINGTON WN15C/335	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	303sqm	
Rating valuation	Land value	\$790,000
	Value of Improvements	\$990,000
	Capital value	\$1,780,000
Local authority	Wellington City Council	
Zoning	Commercial Zone A	

Zoning

The purpose of the City Centre Zone is to enable and reinforce the continued primacy of the Wellington central city area as the principal commercial and employment centre servicing the city and metropolitan region. The City Centre Zone is the commercial heart of Wellington and the wider region, and New Zealand's Capital City. It is also a major employment hub for the region and contains a vibrant and diverse mix of inner city living, entertainment, educational, government, parliamentary, civic and commercial activity. Relative to other areas of the city, it exhibits a heightened intensity and scale of development.





Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Ground floor workshop	232	\$250	\$58,000
First floor light industrial	264	\$200	\$52,800
Second floor offices	192	\$300	\$57,600
Carparks	3	\$80	\$12,480
Total	688sqm		\$180,880

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$30,146
Insurance (Indemnity)	\$3,523
Compliance (Approx)	\$2,000
Total	\$35,669

*All figures exclude GST.

Potential income summary

Total potential gross income	\$180,880
Less: budgeted outgoings	\$35,669
Total potential net income	\$145,211

*All figures exclude GST.

The sale process

17 Hugh Street, Mount Cook, is being offered for sale by way of Tender closing at 4:00pm, Wednesday 24th September 2025 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.

<https://www.propertyfiles.co.nz/property/17hughstreet>

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:



Simon Butler

Commercial & Industrial

021 128 9315

simon.butler@bayleys.co.nz

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



Mark Walker

Commercial & Industrial

021 320 280

mark.walker@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/3258958

BAYLEYS



Appendices



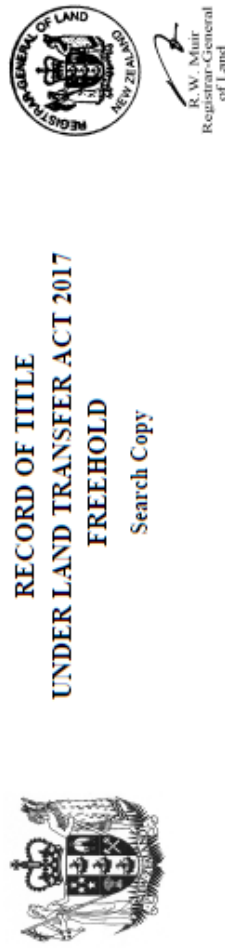
Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title



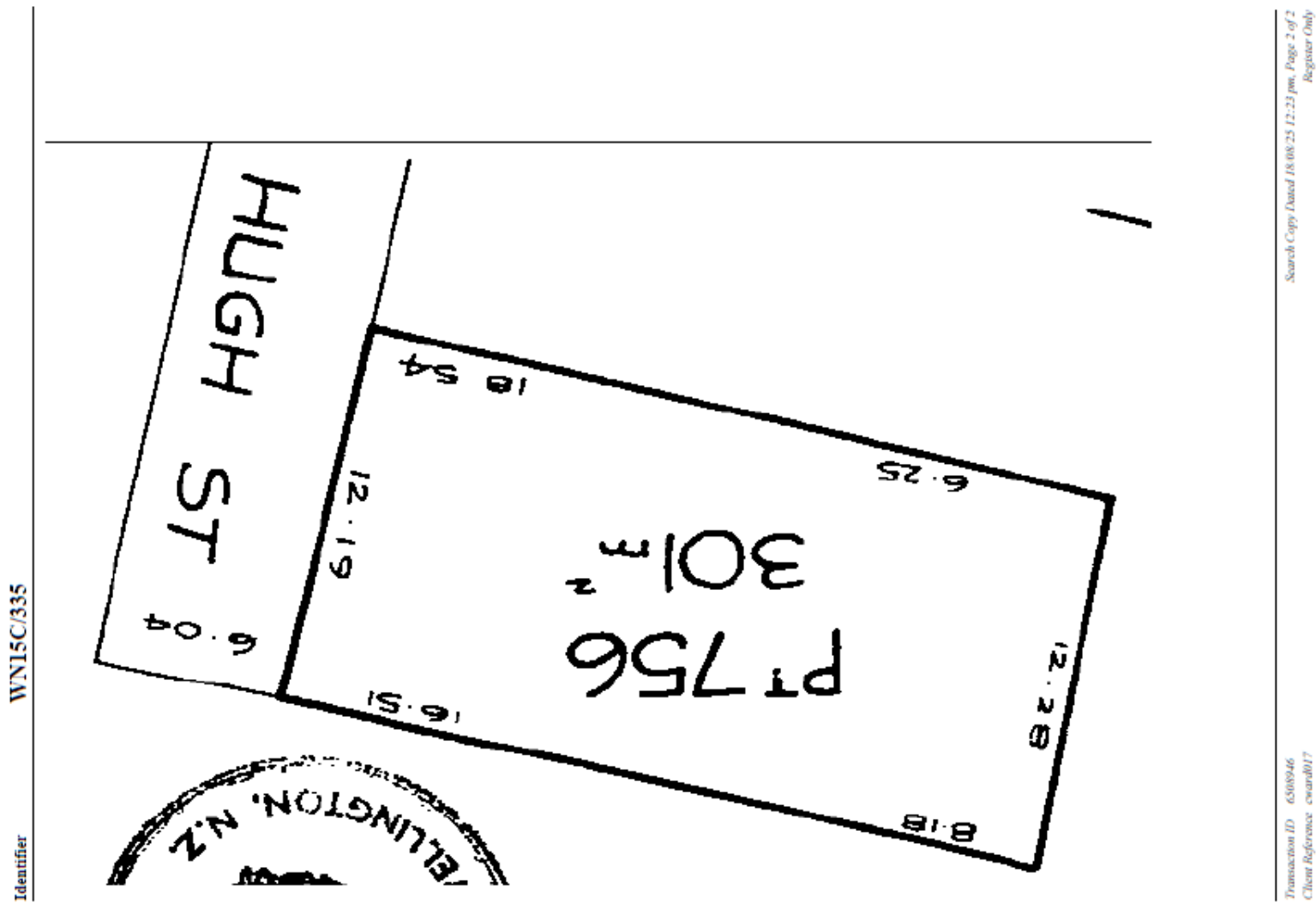
RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

Identifier **WN15C/335**
Land Registration District **Wellington**
Date Issued 28 November 1975
Prior References
WN403/240

Estate **Fee Simple**
Area 301 square metres more or less
Legal Description Part Section 756 Town of Wellington
Registered Owners
Albert Edward Frampton and Hilda Emily Tilla Frampton

Interests
8663707.2 Mortgage to Westpac New Zealand Limited - 15.12.2010 at 3:46 pm
12481386.1 Variation of Mortgage 8663707.2 - 13.6.2022 at 3:42 pm

Certificate of title



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