



Boundary lines are indicative only

Information memorandum

Te Aro, Wellington
Unit 9, Level 6, 181 Willis Street,
Te Aro, Wellington

Prepared by Capital Commercial (2013) Limited
Total Property 5 – August 2025





Contents

04

The opportunity

05

Executive summary

06

The property

07

The location

08

Legal description
and zoning

10

Potential rental
analysis

11

Operating expenses

11

Potential income
summary

12

The sale process

13

Appendices

The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 9, Level 6, 181 Willis Street, Te Aro for sale by way of Tender closing 4:00pm, Wednesday 27th August 2025.

Position your business for long-term success with this exceptional opportunity on Level 6 of ANZAC House, Willis Street.

Why pay rent when you can be your own landlord and build real wealth for the future? Most successful business owners know that investing in real estate is a proven path to long-term prosperity.

With interest rates now back in a sensible range and banks actively supporting businesses looking to own their premises, the timing couldn't be better.

This approximately 256sqm office floor is ready for immediate occupation - move in today and start reaping the benefits of ownership.

Call now to arrange a viewing and take the first step toward securing your business future.

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.



Mark Walker

021 320 280

mark.walker@bayleys.co.nz

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



Sarah Lyford

027 497 0019

sarah.lyford@bayleys.co.nz

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

bayleys.co.nz/3258785

Executive summary

The property



Property address

Unit 9, Level 6, 181 Willis Street, Te Aro, Wellington



Legal description & record of title

UNIT 9 DP 66017 AU6
109869-WN34D/104



Floor area

256sqm



Car parking

One



Potential net income

\$33,258



Occupancy

Vacant possession



Seismic rating

44% NBS 2007



Zoning

Central Area

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 27th Aug 2025

Key highlights

- Well located in Willis Street
- Enjoy a great outlook with abundant natural sunlight
- Versatile fit out to suit a range of business needs
- Includes an under cover car park



The property

The property comprises a tidy unit titled office floor located at Level 6 in a 8 level office building.

Constructed circa 1960's the floor enjoys reasonable natural light, a good ceiling height and its own kitchenette. Large reception area with multiple small offices and large boardroom.

Main access to the lift servicing the building is via a set of stairs leading up from street level into the building's entry foyer. The floor faces west with generous glazing and also has windows to the east providing light to the rear of the floor.

The floor has a flexible layout and is partly partitioned. The seismic rating of the building is 44% NBS as detailed in a report from Beca dated 5 October 2007.

Property attributes

Floor area	256sqm
Age	1960's
Seismic rating	44% NBS 2007

The location

The property is situated on the eastern side of Willis Street approximately 50 metres south of its intersection with Dixon Street, Wellington.

This location is a short walking distance from Wellington's Golden Mile shopping district of Willis Street and Lambton Quay, with easy access to the main transport routes, hospitality offerings and other amenities.

The immediate area comprises predominately low to medium rise offices and more recently there has been significant apartment conversions completed close by.



Accessibility

So close to the Golden Mile.



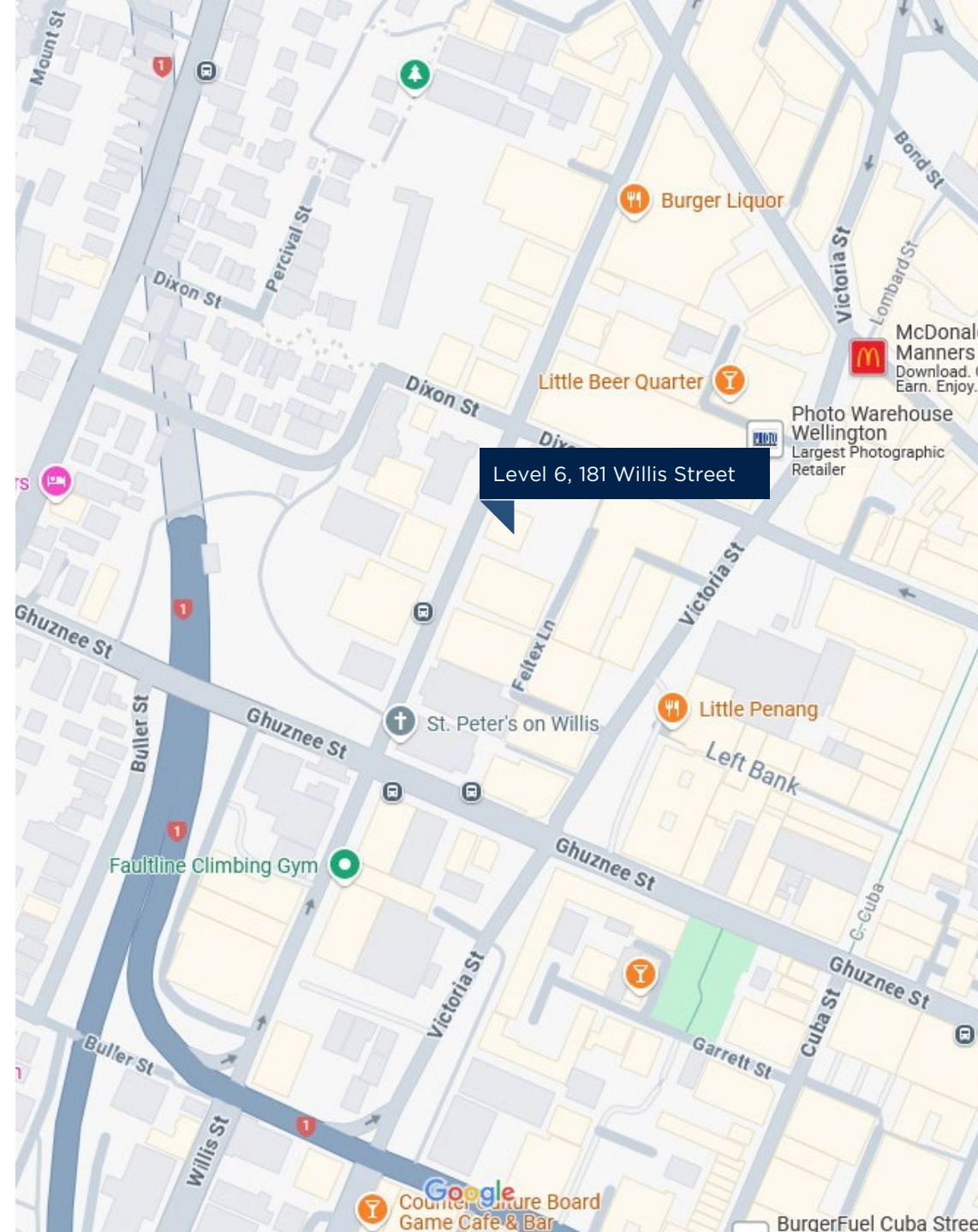
Transport

Adjacent the on and off ramps to SH1.



Amenities

Cuba Street shopping and hospitality only five minutes walk.



Legal description and zoning

Legal description	UNIT 9 DP 66017 AU6	
Tenure	Stratum in Freehold (Unit Title)	
Rating valuation	Land value	\$146,000
	Value of Improvements	\$365,000
	Capital value	\$365,000
Local authority	Wellington City Council	
Zoning	Central Area	





Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Office	256sqm	\$270	\$69,120
Carpark	One	\$70	\$3,640
Total	256sqm		\$72,760

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$7112
Body Corporate	\$32,390
Total	\$39,502

*All figures exclude GST.

Potential income summary

Total potential gross income	\$72,760
Less: budgeted outgoings	\$39,502
Total potential net income	\$33,258

*All figures exclude GST.

The sale process

Unit 9, Level 6, 181 Willis Street, Te Aro is being offered for sale by way of Tender closing 4:00pm, Wednesday 27th August 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/181willisstreet>

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:



Mark Walker

Commercial & Industrial
021 320 280

mark.walker@bayleys.co.nz

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



Sarah Lyford

Commercial & Industrial
027 497 0019

sarah.lyford@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/3258785



Appendices

Appendices

- Aerial
- Certificate of Title



Aerial



Certificate of title



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



R. W. Muir
Registrar-General
of Land

Identifier 109869
Land Registration District Wellington
Date Issued 01 September 2003
Prior References WN34D/101
Supplementary Record Sheet WN34D/104

Estate Stratum in Freehold
Legal Description Unit 9 and Accessory Unit 6 Deposited
Plan 66017

Registered Owners
Jordynne Carrington Properties 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

WELLINGTON CITY
PLAT 170
TOWN OF WELLINGTON
(L.T. 51295)

Identifier

109869

Certificate of title

Identifier109869



SUPPLEMENTARY RECORD SHEET

UNDER UNIT TITLES ACT 1972

Search Copy

IdentifierWN34D/104

Land Registration DistrictWellington

Date Issued29 March 1989

Plan NumberDP 66017

Subdivision ofLot 1 Application Plan 2212 and Lot 1 Application Plan 1383

Prior ReferencesWN33B/935

Unit Titles Issued

109868	109869	109870	692102
692103	WN34D/102	WN34D/103	WN34D/97
WN35B/586	WN35B/587		

InterestsOWNERSHIP 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.

569130 Conditional Consent to the construction of a cellar by The Wellington City Council - 28.5.1965 at 11.02 am

B331775.1 Change of address of the Body Corporate - 8.2.1994 at 11.10 am

B617293.1 Change of rules of the Body Corporate - 11.9.1997 at 3.45 pm

9632501.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 31.1.2014 at 7:00 am

Transaction ID6153514

Client Referenceibemem009

Search Copy Dated 07/07/25 1:44 pm, Page 3 of 3

Registrar Only

18

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