



Information memorandum

Te Aro
Unit 4, 3 Alpha Street, Te Aro

Prepared by Capital Commercial (2013) Limited
May 2026





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The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 4, 3 Alpha Street, Te Aro for sale by way of Asking Price \$1,400,000 + GST (if any)

This highly versatile commercial unit offers genuine flexibility for both owner-occupiers and investors.

With a total floor area of 618sqm, the layout lends itself to either single-occupier use or separation into multiple tenancies to diversify income or accommodate business growth over time.

Positioned in a north-facing, sunny location, the unit benefits from excellent natural light.

The ground floor offers high stud warehousing or workshop plus showroom and the first floor is tidy office space.

Being one of only four units in the complex, and arguably the standout of the group, it offers a sense of exclusivity and quality that is hard to replicate.

On-site parking for four vehicles adds practicality for staff and visitors, rounding out a compelling, best-in-class commercial opportunity.

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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bayleys.co.nz/3259740

Executive summary

The property



Property address

Unit 4, 3 Alpha Street, Te Aro



Legal description & record of title

Unit 4 and Accessory Unit 13-16 Deposited



Floor area

618sqm



Car parking

Four (4)



Occupancy

Vacant Possession



Seismic rating

2014 Seismic upgrade to 70% NBS



Zoning

City Centre

The sale process



Method of sale

Tender

Key highlights

- Total floor area 618sqm (layout allows for separate tenancies)
- One of only four units in the development
- North-facing, sunny position with excellent natural light
- Includes four on-site car parks
- Flexible space to suit a range of uses





The property

Unit 4, 3 Alpha Street presents a highly versatile commercial opportunity in the heart of Te Aro. Comprising a total floor area of approximately 618sqm, the property offers a flexible layout that can accommodate a single occupier or be configured into multiple tenancies.

The ground floor features high-stud warehouse/workshop space with a mezzanine at the rear, complemented by a showroom and ground floor amenities. The premises benefit from both walk-in access and roller door entry.

The first floor office can be accessed either separately or via the ground floor. This level includes amenities such as a kitchen and bathrooms, along with multiple offices of varying sizes.

From the first floor, there is access to a penthouse-level space located within the roof cavity, providing additional usable area.

Property attributes

Floor area	618sqm
Seismic rating	2014 Seismic upgrade to 70% NBS
Number of tenancies	Vacant possession

Floor area breakdown

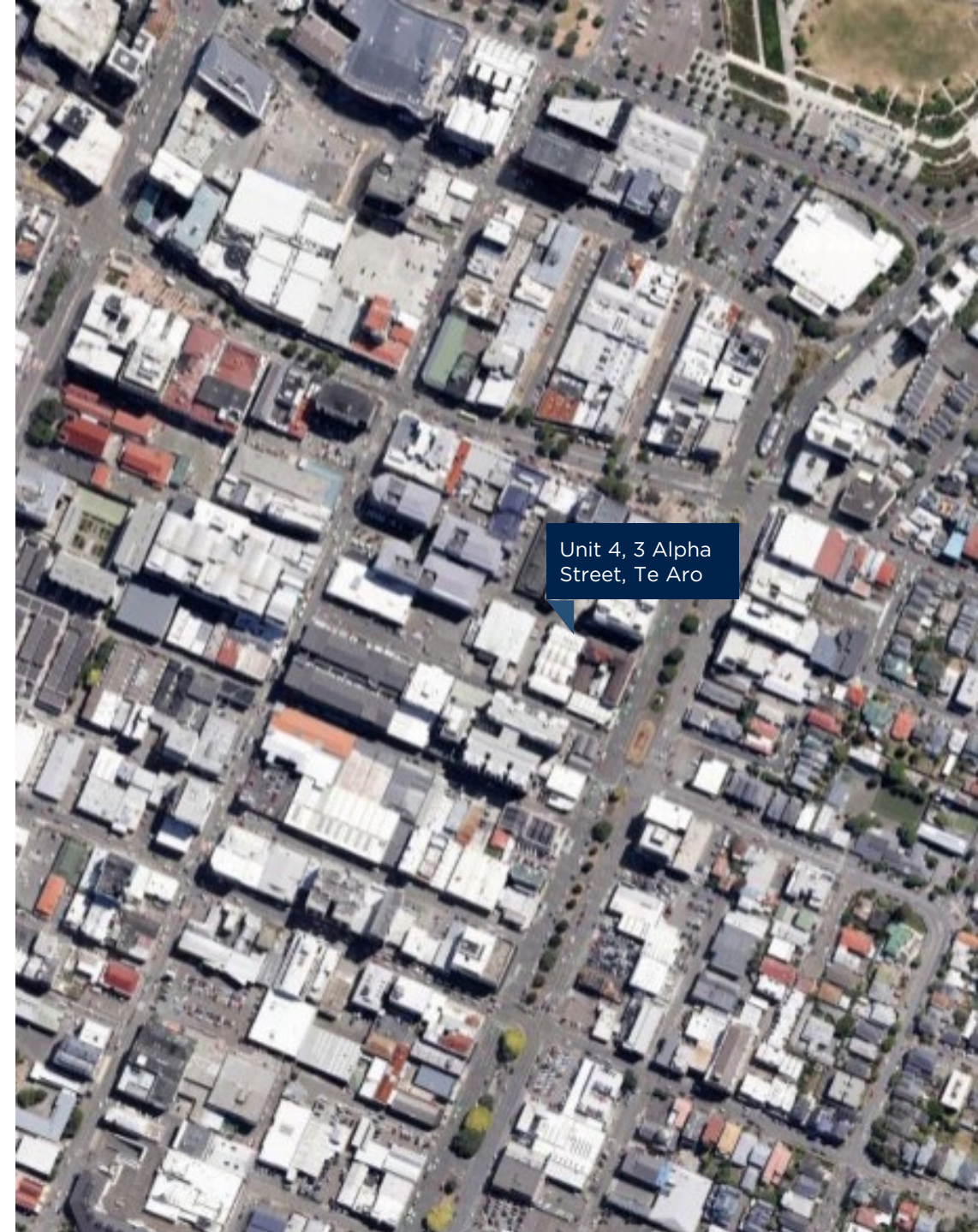
Description	Area (sqm)
Ground floor workshop	244sqm
Mezzanine Storage	66sqm
First floor	246sqm
Penthouse	63sqm
Total	618sqm
Car parks	Four (4) car parks

The location

Unit 4, 3 Alpha Street is positioned in a tightly held pocket of Te Aro, on a quiet cul-de-sac accessed directly off Cambridge Terrace.

The location sits on the southern fringe of the Wellington CBD and within short walking distance of Courtenay Place, one of the city's main hospitality and entertainment precincts.

This central position provides excellent connectivity to the wider CBD, while still benefiting from a quieter commercial setting. The surrounding area is characterised by a mix of commercial, showroom, warehouse, and service-based businesses, making it a practical and highly accessible location for a range of occupiers. The nearby arterial routes of Cambridge Terrace and Kent Terrace also provide convenient vehicle access to State Highway 1 and other key parts of Wellington.



Legal description and zoning

Legal description	Unit 4 and Accessory Unit 13-16 DP 66502 WN36C/113 & Lot 1 DP 65971 WN36C/114	
Tenure	Stratum Estate (Unit Title)	
Rating valuation	Land value	\$780,000
	Value of Improvements	\$520,000
	Capital value	\$1,300,000
Local authority	Wellington City Council	
Zoning	City Centre Zone	





Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Ground floor and mezzanine	309sqm	\$250psm	\$77,250
1 st floor and penthouse	309sqm	\$275psm	\$84,975
Carparks	4 carparks	\$60	\$12,480
Total			\$174,705

*All figures exclude GST.



Operating expenses

Description	Annual expense
Rates	\$25,340
Insurance/Body Corporate	\$13,040
Total	\$38,380

*All figures exclude GST.

Potential income summary

Total potential gross income	\$174,705
Less: budgeted outgoings	\$38,380
Total potential net income	\$136,325

*All figures exclude GST.

The sale process

Unit 4, 3 Alpha Street, Te Aro is being offered for sale by way of Asking Price \$1,400,000 + GST (if any)

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

www.propertyfiles.co.nz/property/unit4_3alphastreet

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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Sarah Lyford

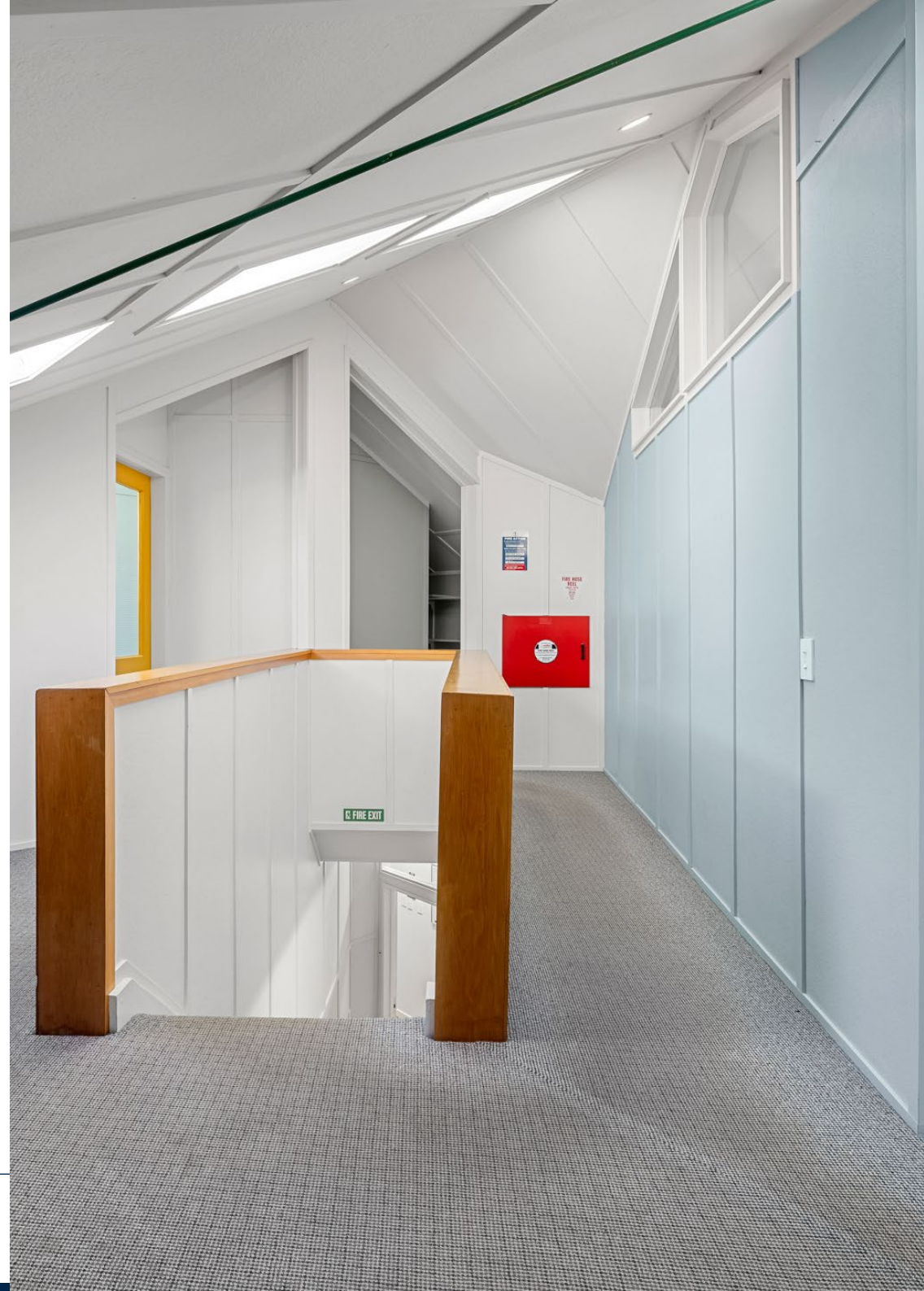
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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3259740



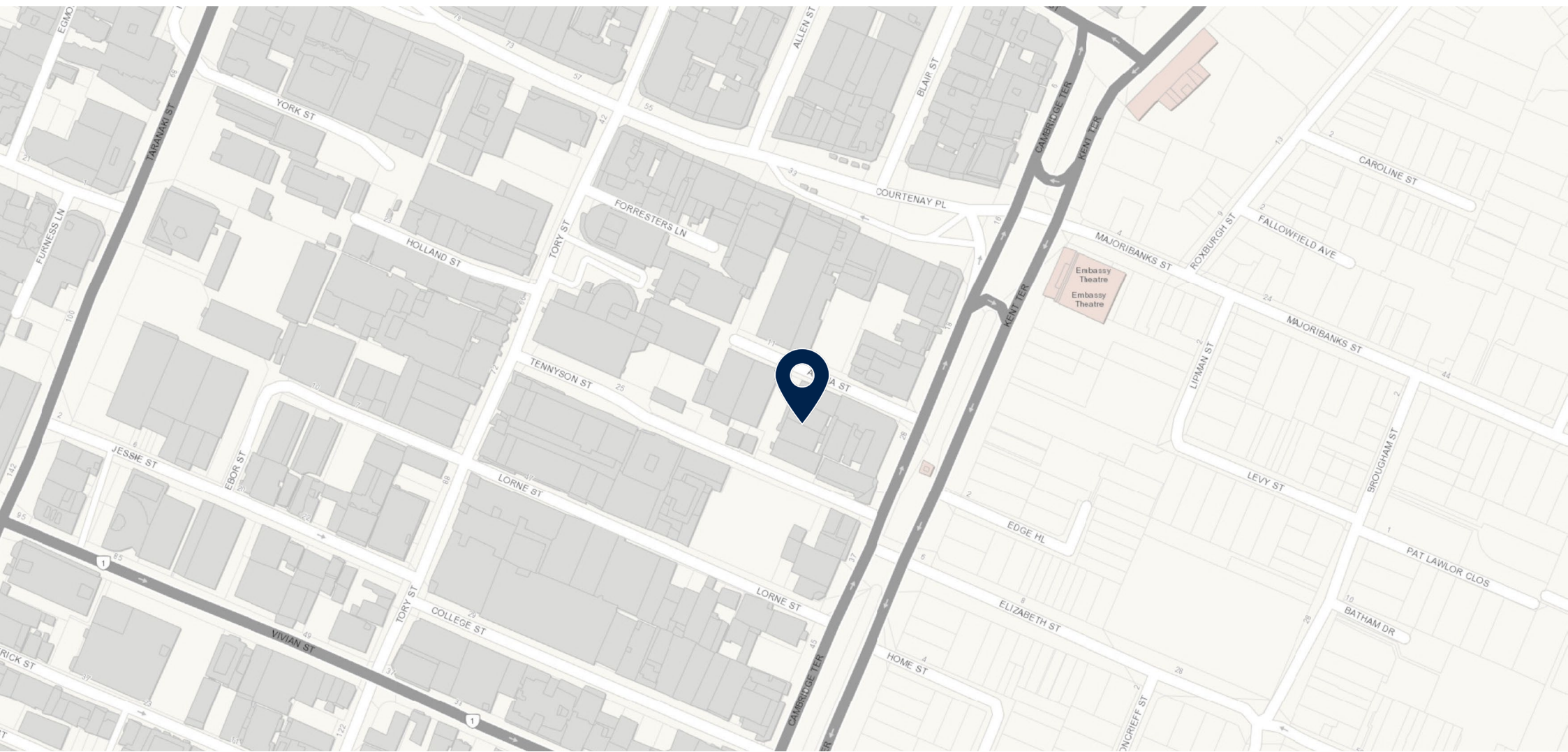
Appendices



Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title



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



R. W. Mair
Registrar-General
of Land

Identifier **WN36C/113**
Land Registration District **Wellington**
Date Issued 21 December 1989
Prior References
WN35C/764

Supplementary Record Sheet
WN36C/114

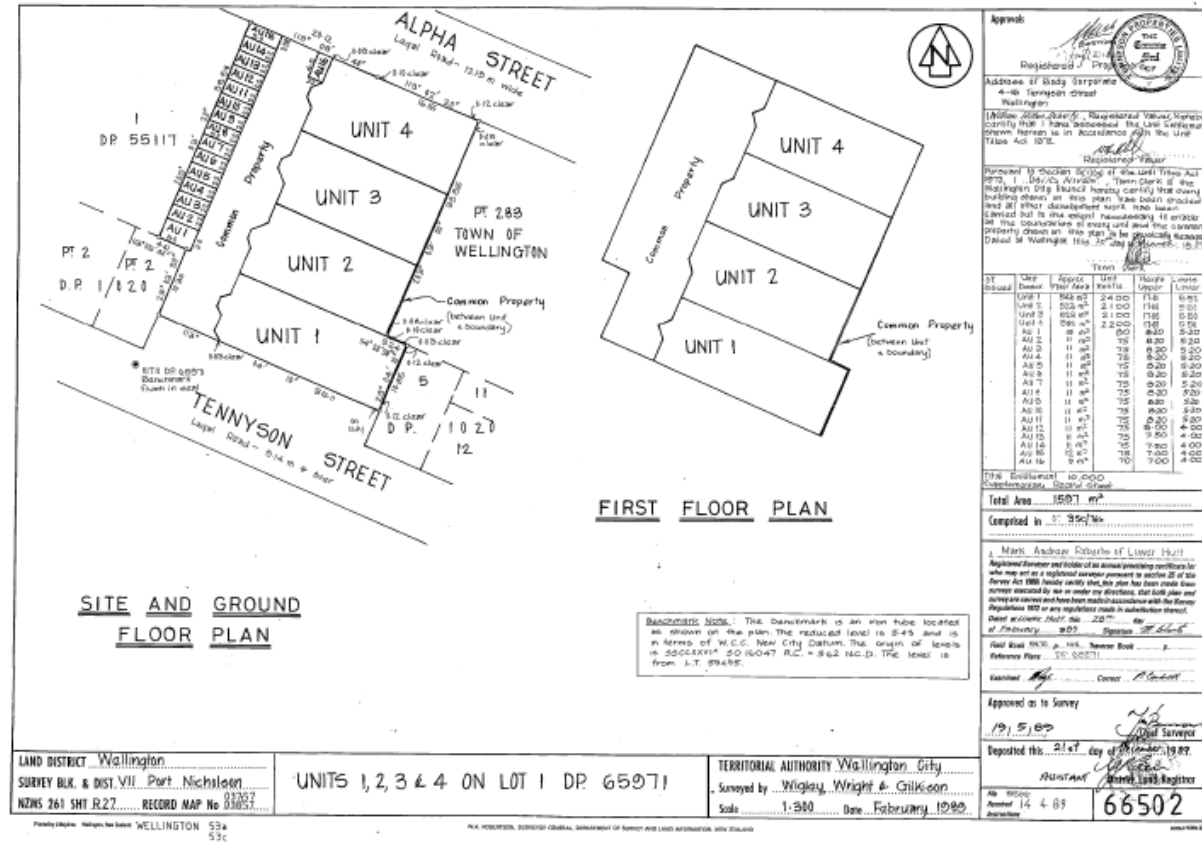
Estate Stratum in Freehold
Legal Description Unit 4 and Accessory Unit 13-16 Deposited
Plan 66502
Registered Owners
Michael John Mansfield, Susan Louise Mansfield and PC Trustees Limited

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

Certificate of title

Transaction ID: 8162972
Client Reference: cmo0017

Search Copy Dated 19/02/2013 1:33 pm, Page 2 of 3
Register Only



Identifier: WN36C/13

Certificate of title

Identifier WN36C/113



SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972

Search Copy

Identifier WN36C/114
Land Registration District Wellington
Date Issued 21 December 1989
Plan Number DP 66502
Subdivision of
Lot 1 Deposited Plan 65971
Prior References
WN35C/764

Unit Titles Issued
WN36C/110 WN36C/111 WN36C/112 WN36C/113

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.
Appurtenant hereto is a right of way
B054351.4 Change of rules - 21.12.1989 at 2.55 pm

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GST disclaimer

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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.

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