



Information memorandum

Wellington Central
Unit 4, 181 Willis Street

Prepared by Capital Commercial (2013) Limited
April 2025



ANZAC HOUSE

FOR SALE

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The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 4 (Level One), 181 Willis Street, Wellington Central for sale by Negotiation.

Whether you're looking to secure your own space or seeking a value-add investment opportunity, this property deserves your attention.

Centrally located on vibrant Willis Street, this is an affordable option for those wanting to add to their portfolio or own instead of lease.

Positioned on Level 1 of an eight-storey office building constructed circa the 1960s, this tidy unit-titled office space offers excellent natural light, generous ceiling height, and the convenience of its own kitchen, toilet, and shower facilities.

Located on the eastern side of Willis Street, approximately 50 metres south of the Dixon Street intersection, this prime location places you right in the heart of Wellington's business and retail precinct. 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.

- Level 1 Office Suite
- Approx. 280sqm
- Includes 1 on-site car park
- Potential net income: \$33,700pa + GST



Sarah Lyford

+64 27 497 0019

sarah.lyford@bayleys.co.nz

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



Luke Kershaw

+64 21 610 093

luke.kershaw@bayleys.co.nz

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

bayleys.co.nz/3258451

Executive summary

The property



Property address

Unit 4, 181 Willis Street, Wellington Central



Legal description & record of title

Unit 4, AU9 - DP66017 in CT 692102



Floor area

Approximately 280sqm



Car parking

One



Net income

\$32,721pa + GST



Occupancy

Vacant possession



Seismic rating

44% NBS 2007



Zoning

Central Area

The sale process



Method of sale

By Negotiation

Key highlights

- Centrally located on Willis Street
- Cheaper to own than rent
- Affordable inner city offices
- 280sqm approximately plus one car park





The property

The property comprises a tidy unit titled office floor located at Level 1 in a 8 level office building.

Constructed circa 1960's the floor enjoys reasonable natural light, a good ceiling height and its own kitchen, toilet and a shower.

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	Approximately 280sqm
Age	1960's
Seismic rating	44% NBS 2007
Number of tenancies	Vacant possession

Floor area breakdown

Description	Area (sqm)
Level 1	Approximately 280sqm
Total	Approximately 280sqm
Car parks	One car park

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.



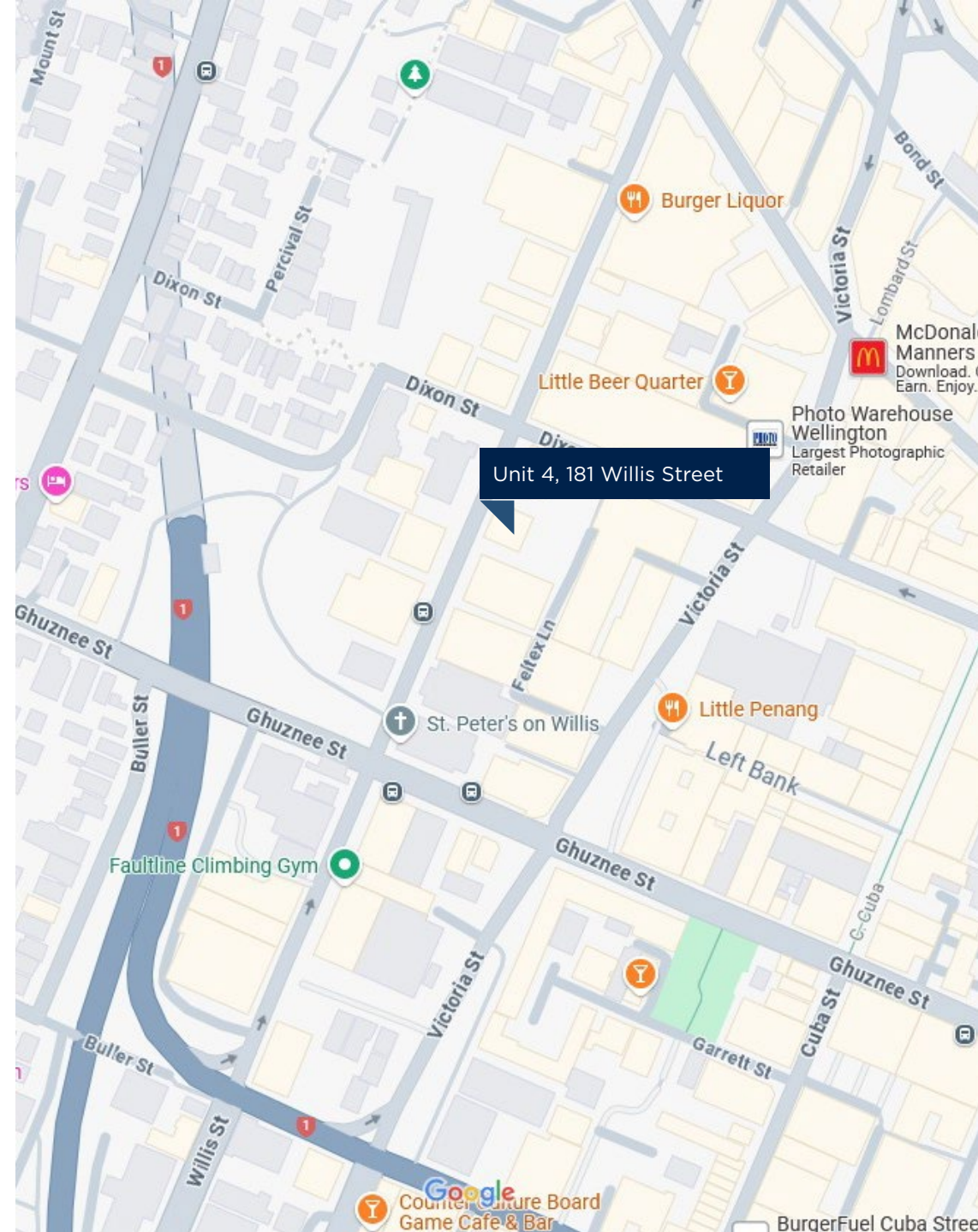
Transport

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 4, AU9 in DP 66017 on CT 692102	
Tenure	Stratum in Freehold (Unit Title)	
Rating valuation	Land value	\$137,000
	Value of Improvements	\$198,000
	Capital value	\$335,000
Local authority	Wellington City Council	
Zoning	Central Area	





Potential rental analysis

Description	Area sqm Car parks	\$psm / \$pwk	Potential gross rental pa
Level 1 - Office	280sqm	\$240	\$67,200
	1 car park	\$60	\$3,120
Total	280sqm		\$70,320

*All figures exclude GST.

Operating expense

Description	Annual expense
Rates	\$6,528
Body Corporate	\$31,071
Total	\$37,599

*All figures exclude GST.

Potential income summary

Total potential gross income	\$70,320
Less: budgeted outgoings	\$37,599
Potential net income	\$32,721pa

*All figures exclude GST.

The sale process

Unit 4, 181 Willis Street, Wellington Central is being offered for sale by Negotiation.

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

www.propertyfiles.co.nz/property/4_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:



Sarah Lyford

Commercial & Industrial

+64 27 497 0019

sarah.lyford@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
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Luke Kershaw

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luke.kershaw@bayleys.co.nz

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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/3258451



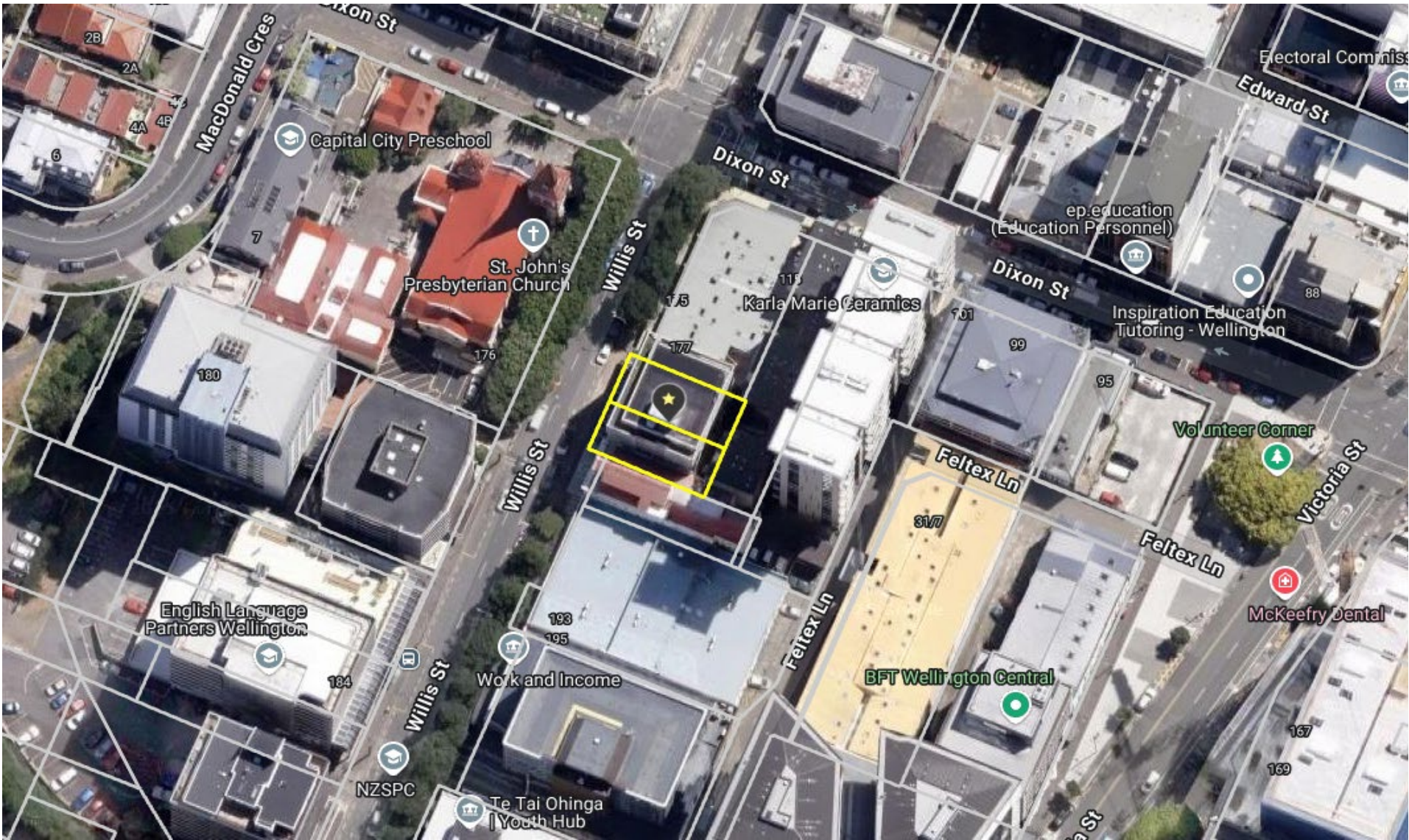
Appendices



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

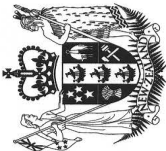
Identifier 692102
Land Registration District Wellington
Date Issued 23 January 2015
Prior References
WN34D/100 WN34D/99
Supplementary Record Sheet
WN34D/104

Estate Stratum in Freehold
Legal Description Unit 4 and Accessory Unit 9 Deposited
Plan 66017

Registered Owners
Phoenix Estates 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

Identifier	692102		
			
SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972			
Search Copy			
Identifier	WN34D/104		
Land Registration District	Wellington		
Date Issued	29 March 1989		
Plan Number	DP 66017		
Subdivision of	Lot 1 Application Plan 2212 and Lot 1 Application Plan 1383		
Prior References	WN33B/935		
Unit Titles Issued	109869	109870	692102
	WN34D/102	WN34D/103	WN34D/97
	WN35B/586	WN35B/587	

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.
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

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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.

Bayleys Commercial Wellington

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