

## For Lease

Location: **Level 2, 40-42 Queens Drive  
Lower Hutt  
Wellington**

Lease: **POA**

Type: **Offices-Lease**

Area (m<sup>2</sup>): **434.00**

### Offices - Brand New Floor

Features include:

Clear floor - minimal pillar disruption.  
Three banks of lifts. Excellent natural light.  
Very good internal lighting. Good size kitchen.  
Amenities on either side of the lifts. Separate shower.  
Separate meeting room.

And this floor will split as low as 80m<sup>2</sup>.

Plans are in place to split the floor into:

- (a) 114m<sup>2</sup>, 100m<sup>2</sup> and 220m<sup>2</sup> offices and
- (b) 144m<sup>2</sup>, 130m<sup>2</sup> and 160m<sup>2</sup> of offices - example floor plan attached.

Some car parks are available. There is Wilson's Car Parking across the road.  
A professionally managed building housing corporate tenants.

For more information or to arrange an inspection contact Alastair Gustafson on 027 223 6013 or email [al@agre.co.nz](mailto:al@agre.co.nz)

A member of the specialist Hutt Valley team.

### Contact:

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