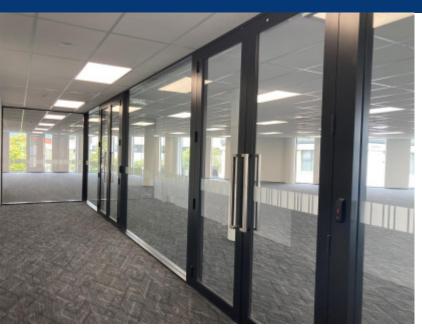
## Refurbished Offices for Lease Lower Hutt Wellington



## **For Lease**

Location: Level 1, 134 Queens Drive

Lower Hutt Wellington

Lease: POA

Type: Offices-Lease

Area (m<sup>2</sup>): **514.30** 

## Offices - 100% Refurbished to the Highest Standard

The property comprises a three-level 1980s office building that has been fully refurbished and extensively newly fitted out, including re-cladding with a new curtain wall facade, re-roofed and seismically strengthened to 100% of the New Building Standard to provide high-quality, contemporary office accommodation.

The ground floor has been split into two tenancies, with the upper floors large single open plan tenancies. There is a new common entry, new lift and disability amenities on the ground floor.

The upper floors have panoramic views over Lower Hutt.

100% NBS. NLA -  $514.3m^2.$  Dedicated area -  $501.8m^2.$ 

Net Lease.

This floor will split into unequal halves.

Car parks are extra subject to availability. A bike rack maybe installed.

For more information or to arrange an inspection contact Alastair Gustafson on 027 223 6013 or email al@agre.co.nz

A member of the specialist Hutt Valley team.

## **Contact:**

Alastair Gustafson (027) 223 6013 or (04) 210 0361

nzcommercial.co.nz/113786

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