



## 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<sup>2</sup>. Dedicated area - 501.8m<sup>2</sup>.

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](mailto:al@agre.co.nz)

A member of the specialist Hutt Valley team.

### Contact:

Alastair Gustafson  
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