



COMMERCIAL SPACES FOR LEASE – SEPTEMBER 2024

Wellington



8 KENT TERRACE

Te Aro, Wellington 6011



THREE SPACES AVAILABLE

- Level 1 Tenancy 1 (309.77 m²) - \$120k circa
- Level 1 Tenancy 2 (167.66 m²) - \$68k circa
- Rent Circa \$395 m²
- Basement Tenancy (150 m²)
- Rent circa \$25,000 + GST
- 80% NBS
- Car parking available

Contact Sean Mulholland – 021 432 745

[Link to google photos album and floor plan](#)



36 ALLEN STREET

Te Aro, Wellington 6011



TWO SPACES AVAILABLE

- **Level 1 office space**
- Partitioned office space
- 110m²
- [Link to google photos album and floor plan](#)
- **Level 2 office space**
- One meeting room
- 146m²
- Rent \$325-350pm² + GST
- 75% NBS

Contact Nick Welch – 022 544 1845

[Link to google photos album and floor plan](#)

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57 COURTENAY PLACE

Te Aro, Wellington, 6011



FOUR FULL FLOORS AVAILABLE

- **FLOORS 2,3,5, AND 7 VACANT**
- **585m² per floor**
- Gross Rent \$237,680 p/a + GST (\$400PSM +GST) per floor
- 80% NBS
- Carparks available
- Harbour views

Contact Sean Mulholland – 021 432 745

[Link to google photos album and floor plan](#)



39 THE TERRACE, RANCHHOD TOWER

Wellington Central, Wellington 6011



KEY FEATURES INCLUDE

- Office space
- 100% NBS
- Rent circa \$400pm² + GST
- Level 2 993m² - clear floor
- Car parking available

Contact Sean Mulholland – 021 432 745

[Link to google photos album and floor plan](#)

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94 MANNERS STREET

Te Aro, Wellington 6011



TWO SPACES AVAILABLE

- Two office spaces available
- Unit 2.3 – 55.9m²
- Unit 2.4 – 119.0 m²
- Rent \$325pm² + GST
- Great location

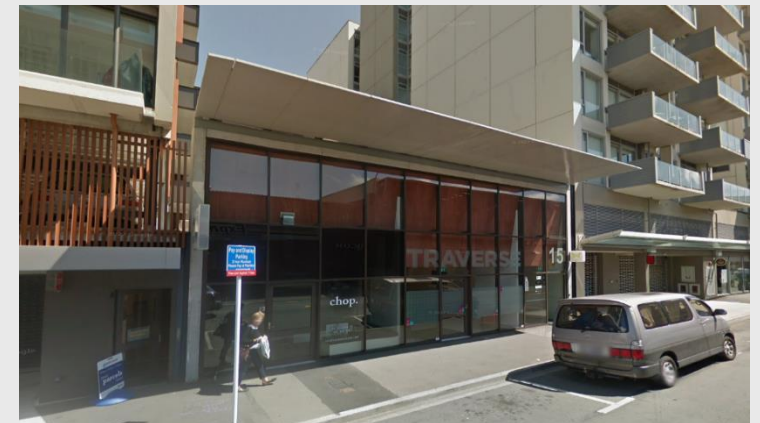
Contact Nick Welch – 022 544 1845

[Link to google photos album and floor plan](#)



2B/15 COLLEGE STREET

Te Aro, Wellington 6011



KEY FEATURES INCLUDE

- office space
- New carpet tiles, kitchenette, fridge, dishwasher
- 74m²
- Rent circa \$32,000 p/a + GST
- 54-57% NBS
- Car parking available

Contact Sean O'Connor – 022 191 4478

[Link to google photos album and floor plan](#)

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COMMERCIAL SPACES FOR LEASE – SEPTEMBER 2024

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132 HUTT ROAD (ANIMATES BUILDING)

Kaiwharawhara, Wellington 6035



TWO SPACES AVAILABLE

- Two 1st floor office spaces
- Level 1a - 180m²
- Level 1b - 150m²
- 80% NBS
- Rent circa \$195pm² + GST
- Car parking available
- Re-painted and new carpet

Contact Sean Mulholland - 021 432 745

[Link to google photos album and floor plan](#)



1 KAIWHARAWHARA ROAD

Kaiwharawhara, Wellington 6035



TWO SPACES AVAILABLE

- Office spaces
- Unit B - 103.3m²
- Unit A - 93m²
- Rent circa \$280pm² + GST

Contact Nick Welch - 022 544 1845

[Link to google photos album and floor plan](#)

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 LLOYD RICHARDSON LIMITED
PROPERTY MANAGEMENT



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28 HOPPER STREET

Mount Cook, Wellington, 6011



KEY FEATURES INCLUDE

- Top floor space
- 565.9m²
- Rent circa \$220pm² + GST
- New carpet base build included
- Open plan

Contact Sean Mulholland – 021 432 745

[Link to google photos album and floor plan](#)



31 DIXON STREET

Te Aro, Wellington 6011



KEY FEATURES INCLUDE

- Second floor office space
- 156 m²
- Rent circa \$52,000 + GST
- 90% NBS
- Fantastic location

Contact Sean Mulholland – 021 432 745

[Link to google photos album and floor plan](#)

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COMMERCIAL SPACES FOR LEASE – SEPTEMBER 2024

Wellington & Hutt Valley



3/2 GANGES ROAD

Khandallah, Wellington, 6035



KEY FEATURES INCLUDE

- office space perfect for a practitioner
- 1st floor Tenancy 1 (22m²)
- Rent circa \$10,500 + GST including OPEX
- Car parking available on street

Contact Nick Welch – 022 544 1845

[Link to google photos album and floor plan](#)



44 QUEENS DRIVE (COLLINS & MAY BUILDING)

Hutt Central, Lower Hutt 5010



KEY FEATURES INCLUDE

- NEW SPACE AVAILABLE
- Office space
- 45.28m²
- Rent \$10,000 + GST p/a
- Great location

Contact Sean O'Connor – 022 191 4478

[Link to google photos album and floor plan](#)

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