



# COMMERCIAL SPACES FOR LEASE – DECEMBER 2024

## Wellington



### 8 KENT TERRACE

Te Aro, Wellington 6011



#### THREE SPACES AVAILABLE

- Level 1 Tenancy 1 (309.77 m<sup>2</sup>) - \$120k circa
- Level 1 Tenancy 2 (167.66 m<sup>2</sup>) - \$68k circa
- Rent Circa \$395 m<sup>2</sup>
- Basement Tenancy (150 m<sup>2</sup>)
- 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
- 110m<sup>2</sup>
- [Link to google photos album and floor plan](#)
- **Level 2 office space**
- One meeting room
- 146m<sup>2</sup>
- Rent \$325-350pm<sup>2</sup> + GST
- 75% NBS

Contact Nick Welch – 022 544 1845

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

## NICK WELCH

Lloyd Richardson Ltd

+64 22 544 1845

nick@flick.co.nz



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## Wellington



### 57 COURTENAY PLACE

Te Aro, Wellington, 6011



#### FOUR FULL FLOORS AVAILABLE

- **FLOORS 2,3,5, AND 7 VACANT**
- 585m<sup>2</sup> 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 \$400pm<sup>2</sup> + GST
- Level 2 993m<sup>2</sup> - clear floor
- Car parking available

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# COMMERCIAL SPACES FOR LEASE – DECEMBER 2024

## Wellington & Hutt Valley



### 31 RAILWAY AVENUE

Alicetown, Lower Hutt, 5010



#### KEY FEATURES INCLUDE

- Unit G
- 136m<sup>2</sup>
- Upstairs office space
- Rent circa \$30,600 + GST
- Car parking available

Contact Nick Welch – 022 544 1845

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



### 43 VIVIAN STREET

Te Aro, Wellington, 6011



#### KEY FEATURES INCLUDE

- Well located restaurant/bar space
- Rent circa \$52,000 p/a + GST
- 70m<sup>2</sup>
- Car parking available

Contact Sean Mulholland – 021 432 745

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

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## Wellington



### 94 MANNERS STREET

Te Aro, Wellington 6011



#### TWO SPACES AVAILABLE

- Two office spaces available
- Unit 2.3 – 55.9m<sup>2</sup>
- Unit 2.4 – 119.0 m<sup>2</sup>
- Rent \$325pm<sup>2</sup> + 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
- 74m<sup>2</sup>
- 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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### 132 HUTT ROAD (ANIMATES BUILDING)

Kaiwharawhara, Wellington 6035



#### TWO SPACES AVAILABLE

- Two 1st floor office spaces
- Level 1a - 180m<sup>2</sup>
- Level 1b - 150m<sup>2</sup>
- 80% NBS
- Rent circa \$195pm<sup>2</sup> + 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 - 103.3m<sup>2</sup>
- Unit A - 93m<sup>2</sup>
- Rent circa \$280pm<sup>2</sup> + 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
- 565.9m<sup>2</sup>
- Rent circa \$220pm<sup>2</sup> + 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 m<sup>2</sup>
- 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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