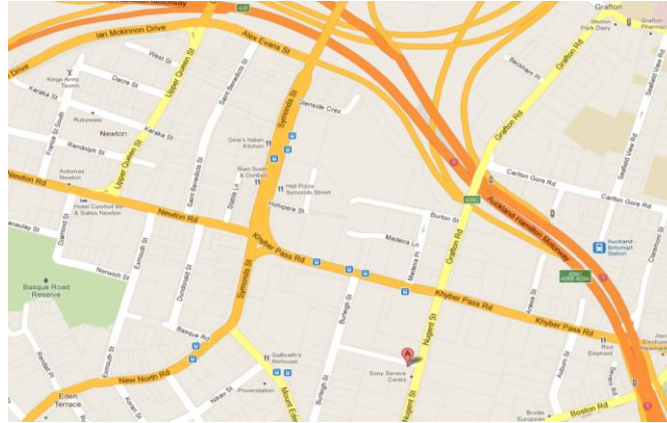


# FOR LEASE

25 NUGENT STREET, NEWTON, AUCKLAND



## Property Details

A well located city fringe building situated just off the main Khyber Pass arterial route with close proximity to both Newmarket and the City. Main street exposure is significant with excellent opportunity for signage and product display.

The premises are largely open plan with kitchen and toilet amenities and mezzanine offices.

Refurbishment works are planned for the showroom space prior to a new occupation and include : new floorcoverings , internal repaint , upgrades to lighting & air-conditioning and front window tinting.

### Area/Rental

High stud showroom 410m2  
\$250 psm = \$102,500

Low stud office/showroom 520m2  
\$190psm = \$98,800

Mezz Office 160m2  
\$175psm = \$28,000

Cars 30 = \$56,000

Total rental = \$285,300pa (net, excl GST)

### Warren Cate

Asset Manager

Telephone: 09 304 3412

Mobile: 021 799 015

Email: [wcate@argosy.co.nz](mailto:wcate@argosy.co.nz)

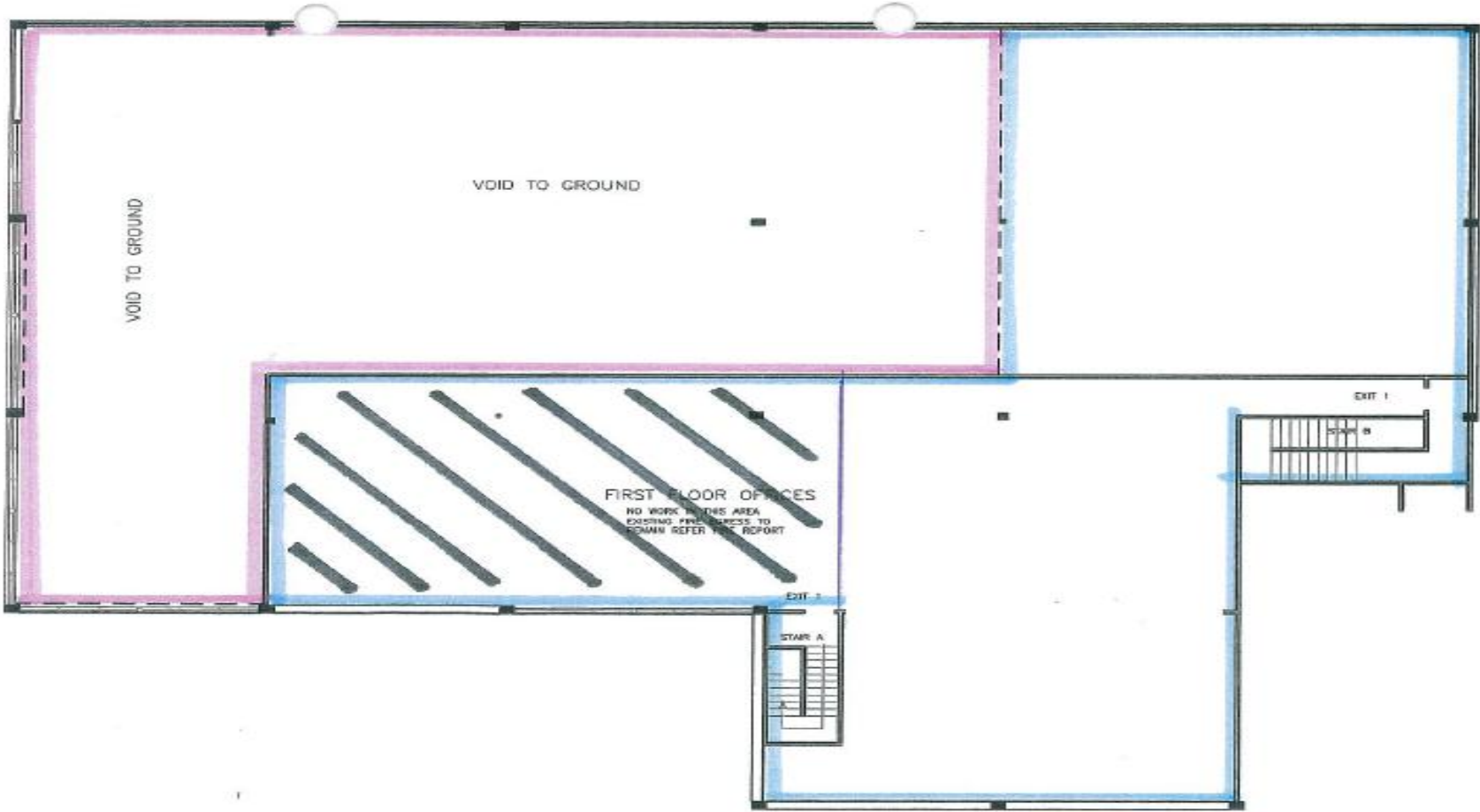
### Lawrence Morgan

Senior Property Manager

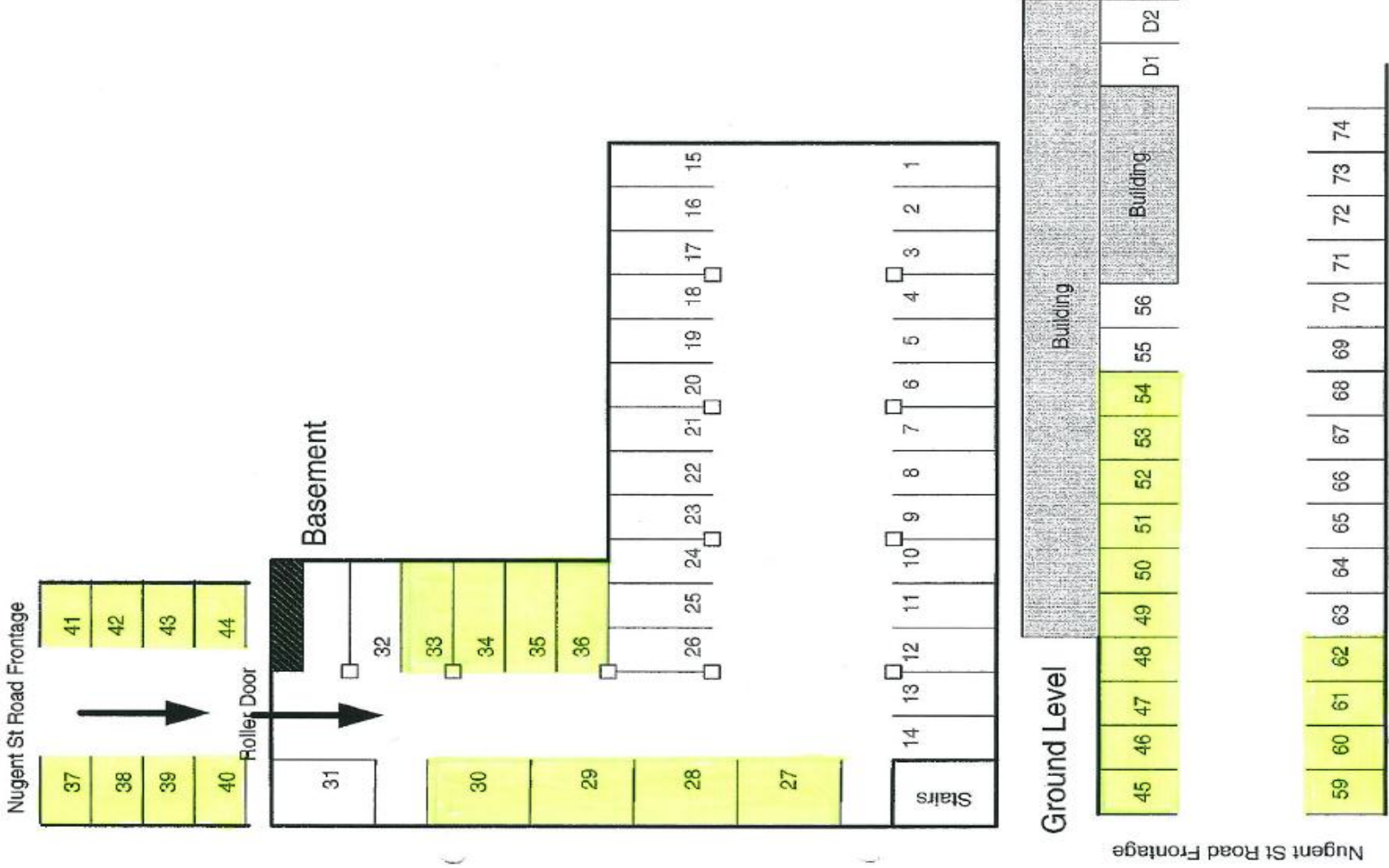
Telephone: 09 304 3428

Mobile: 021 447 360

Email: [lmorgan@argosy.co.nz](mailto:lmorgan@argosy.co.nz)



25 NUGENT STREET

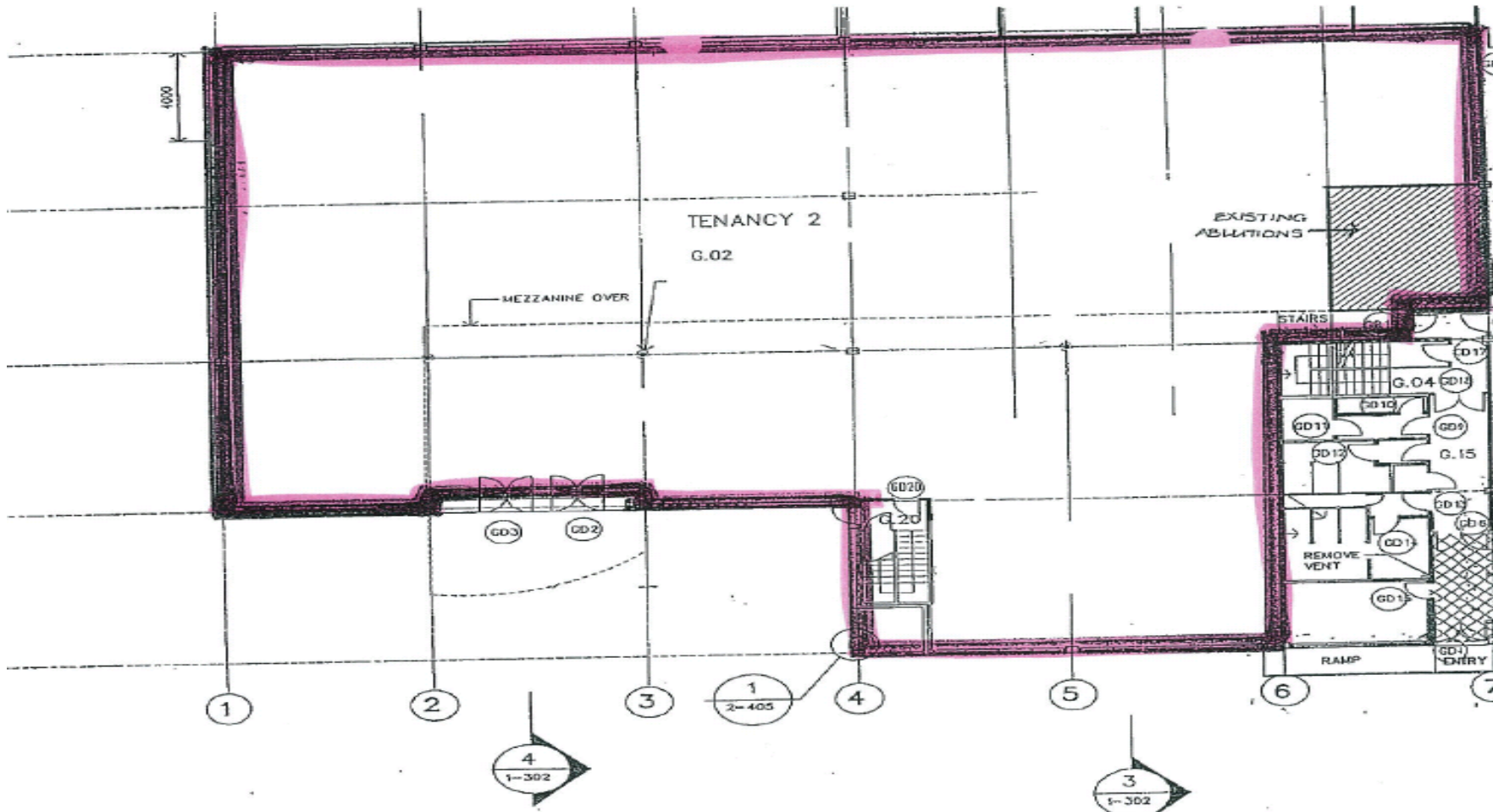


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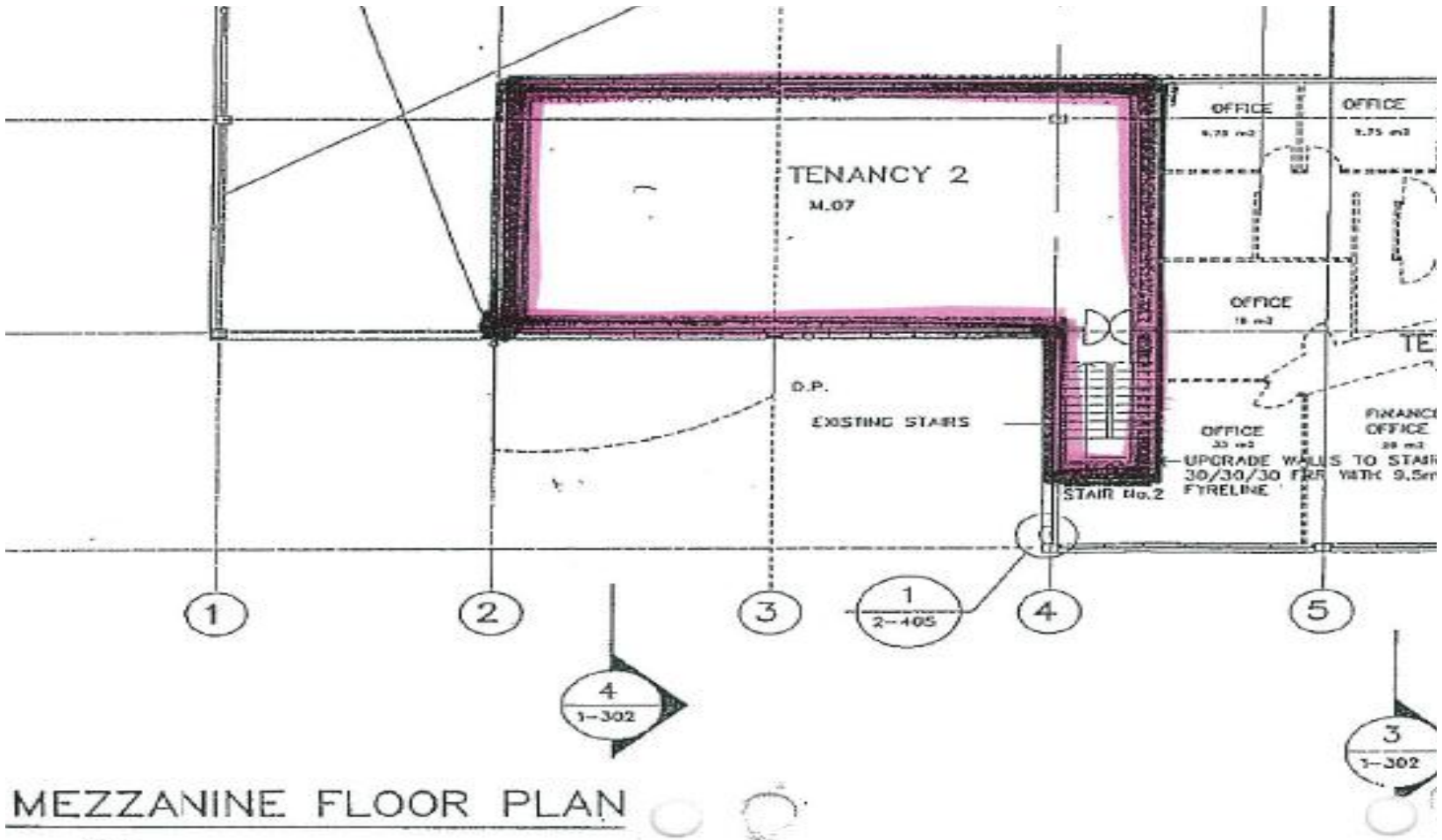
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27	28	29	30														
Stairs																	

Building																	
45	46	47	48	49	50	51	52	53	54	55	56	Building				D1	D2

59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74
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GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN