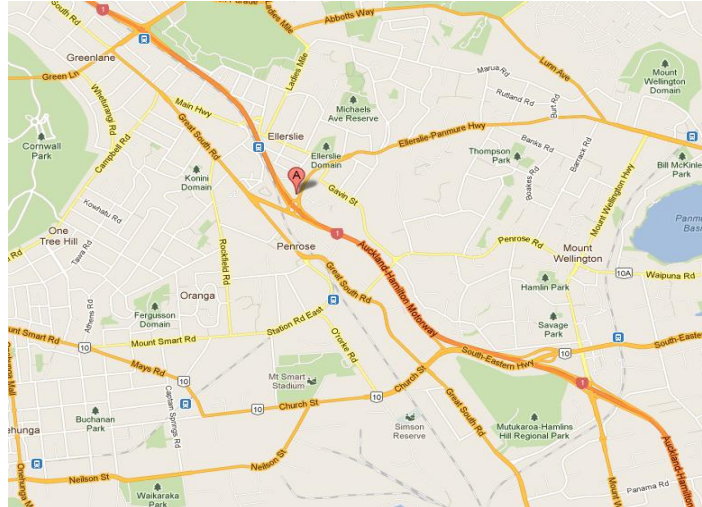


# FOR LEASE

JAMES & WELLS TOWER, 56 CAWLEY ST, ELLERSLIE



## Property Details

An iconic ten floor office tower situated overlooking the southern motorway and a short distance to the vibrant Ellerslie village. The area is well served by public transport and has easy access to the motorway. The building is occupied by a number of quality tenants including James & Wells. The property enjoys good natural light and spectacular views over Auckland.

The premises available are partly fitted out carpeted and air conditioned office's, serviced by 2 lifts and internal stairwells.

## AVAILABILITY

Part Level 7 – Office 355m<sup>2</sup>  
\$260psm = \$92,300.00pa

Part Level 3 – Office 412m<sup>2</sup>  
\$235psm = \$97,525.00pa

Level 10 – Office 433m<sup>2</sup> + Balcony 86sqm  
\$146,590pa

## Parking Available:

Cars - 20 @ \$35pcpw = \$36,400pa  
Cars - 10 @ \$35 pcpw = \$18,200pa

## Operating Expenses

\$79.28psm till 31 March 2013

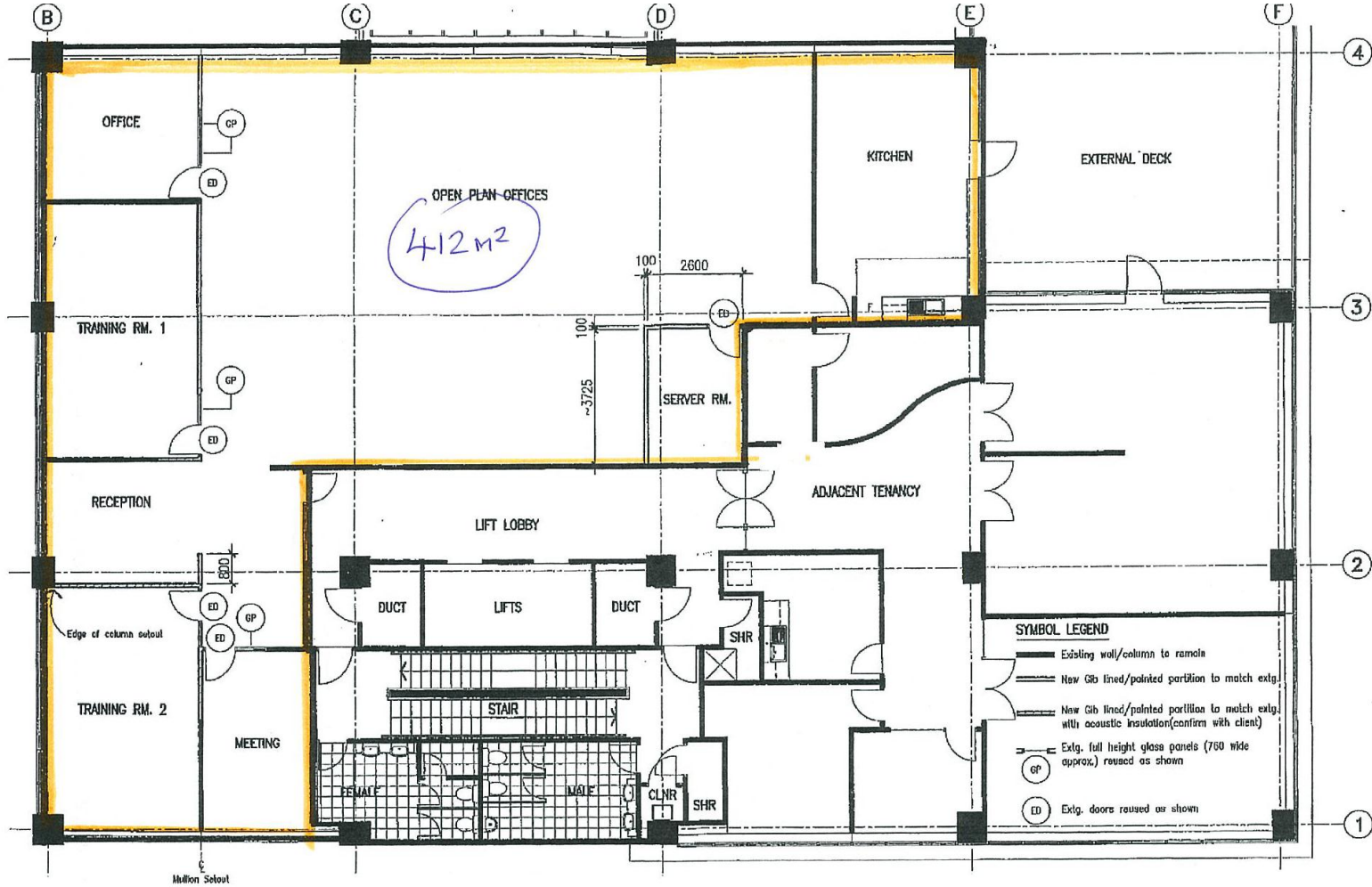
## Saatyesh Bhana

Asset Manager  
Telephone: 09 304 3417  
Mobile: 021 021 241 7163  
Email: sbhana@argosy.co.nz

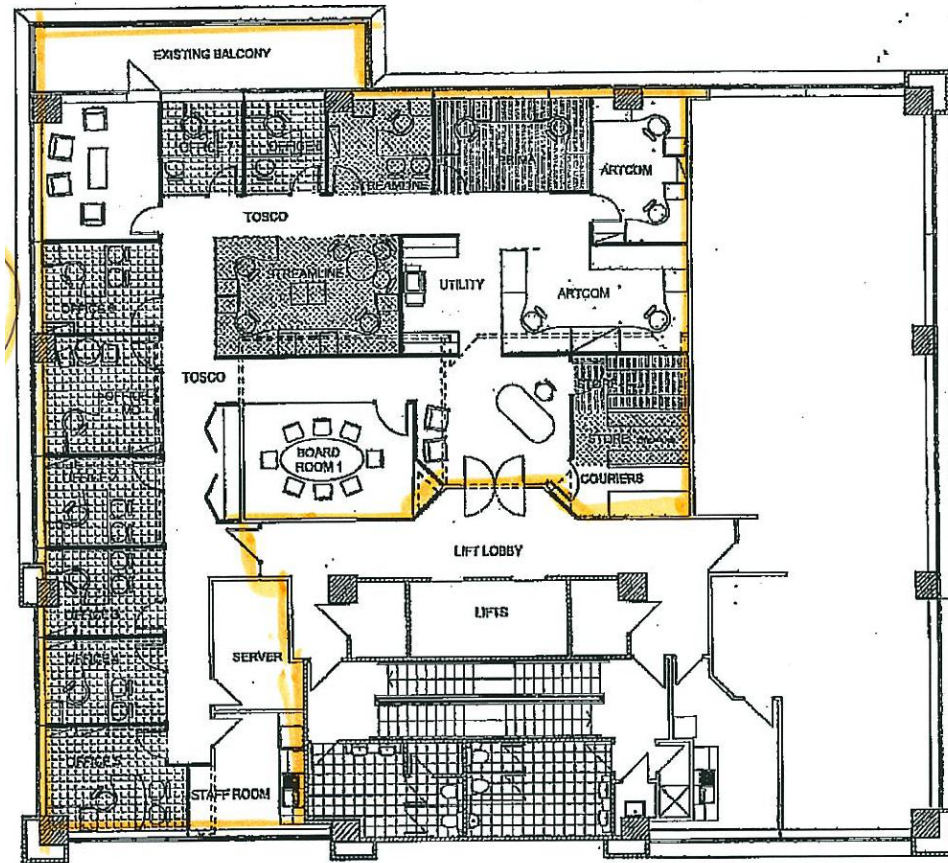
## Gerry McKendrick

Property Manager  
Telephone: 09 304 3438  
Mobile: 021 245 9216  
Email: gmckendrick@argosy.co.nz

Level 3



Level 7



Level 10

