

18 CABLE STREET OPPORTUNITY IN WELLINGTON'S INNOVATION HUB

READY TO OCCUPY
COMMERCIAL OFFICE
SPACE IN THE HEART
OF WELLINGTON'S
INNOVATION HUB.

KEY FEATURES

- 251sqm.
- Fitted-out office or showroom.
- Closely linked to both the waterfront and the city.
- New build premium building.
- Designed to 100% NBS.
- Mojo café in building.
- Parking available.
- Available for lease.



PREMISES

This highly visible ground floor space, located on Cable Street within the One Market Lane building, is the last commercial space available in this precinct.

With entry off Cable Street the premises are in the heart of Wellington's innovation hub, with neighbours including Xero, Trade Me, NZX and Aviarc.

LOCATION

One Market Lane

Located on its prominent island site at the lower end of Taranaki Street, One Market Lane is a stylish addition to the Wellington cityscape with close links to the city and waterfront.

The building is the flagship address of Trade Me and 42 premium apartments and includes a Mojo café on the ground floor. With numerous entertainment and gym options close by the staff amenity offerings are hard to beat.

SIZE

251m²

CONTACT

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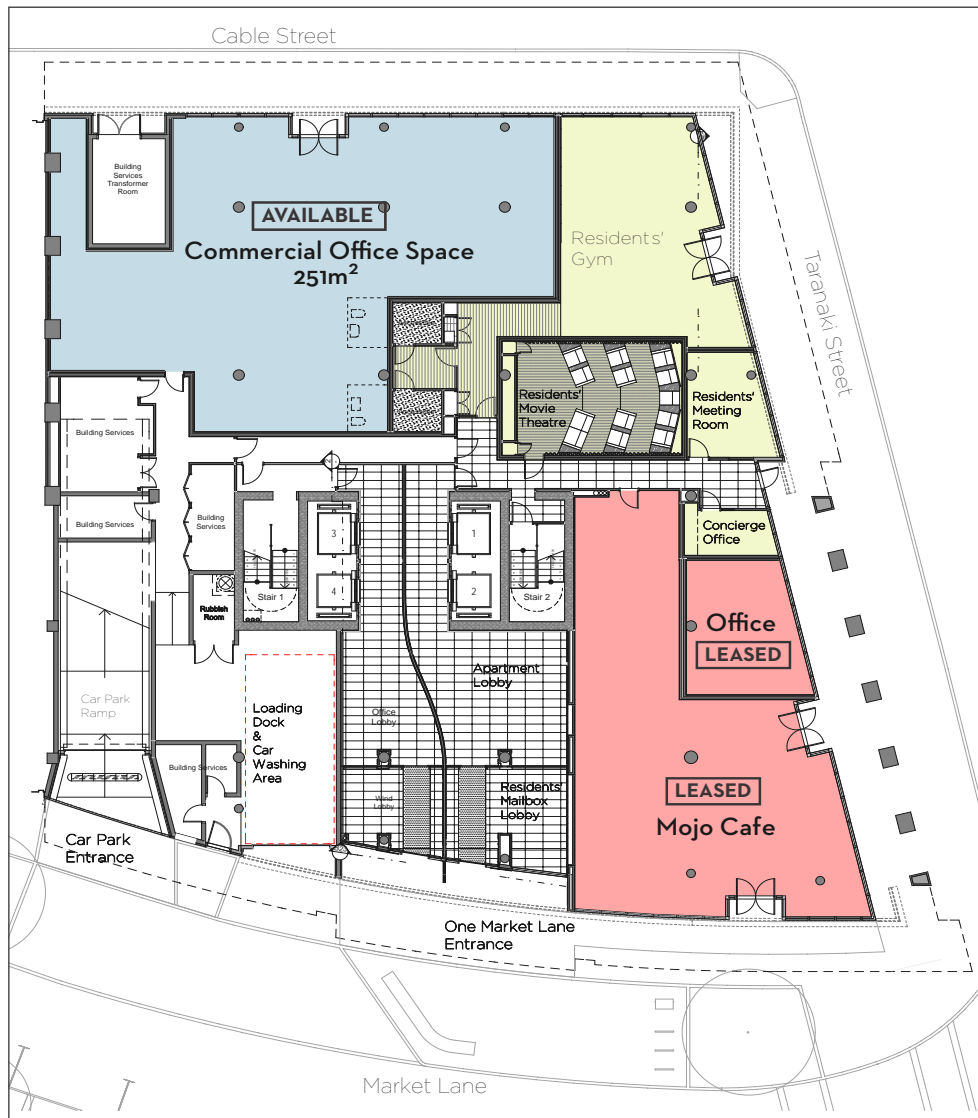
LINKED TO CITY & WATERFRONT



PREMIUM NEW BUILDING



EXPANSIVE CABLE STREET FRONTAGE



LEASING DETAILS

LANDLORD

Cable Street Redevelopment Limited Partnership.

NET RENTAL

\$400/m²

OPERATING EXPENSES

Approx \$45/m² + GST (includes rates and body corporate levies).

COMMENCEMENT DATE

Fully fitted out ready for immediate occupation.

KEY LEASE TERMS

- Standard ADLS lease form, incorporating changes particular to the development.
- CPI-based rent reviews.
- A suitable tenant covenant (guarantee or bank bond) will be required.
- The tenant's fit-out and signage will be subject to the approval of the landlord (not to be unreasonably withheld).

TENANT INDUCEMENTS

Negotiable.

BASE BUILD SPECIFICATION

Unit is fully fitted out ready for use as an office space and includes:

- Air conditioning and ventilation.
- Perimeter trunking with power, data and MATV wiring.
- Lighting.
- Fire protection including sprinklers.
- Carpet.
- Ceiling tiles.

CAR PARKING

- Spaces available for lease on level 3.
- Ample metered visitor parking.

