



## 12/408 Hutt Road Lower Hutt

### Receivership Sale - Commercial Investment

Unit 12 is a Commercial Industrial self-contained unit of approximately 190m<sup>2</sup> in area, with on-site carparks in front of the unit, and two more nearer to Wakefield Street.

Currently tenanted by Capital Electrical.

The location next to Dowse Drive Interchange is very handy. Access to State Highway 2 is immediate, and especially useful for the existing tenant, in that journeys to surrounding suburbs are not delayed by having to negotiate traffic.

The Unit features a medium stud-height Commercial Industrial Unit providing Offices, and Warehouse Space. Construction is Concrete Slab Floor, with Steel framing and Long-run roof. Car parking is via Accessory units allocated to Unit 12, which provide potential for 2-3 car parks immediately in front of the Unit, and Two more on the Body Corporate boundary adjacent to Wakefield Street.

### Negotiation

**Type** : Industrial  
**Sold Date** : Thursday, 1st December 2022  
**Building Size** : 200 m<sup>2</sup>

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