

# Noodle Box

BEACONSFIELD VIC  
5A/215 PRINCES HIGHWAY

For Sale via Private Treaty



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# Introduction



Burgess Rawson are delighted to offer 5A/215 Princes Highway, Beaconsfield VIC for sale via private treaty.

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## Burgess Rawson

Since being established in 1975, our Sales, Leasing, Property Management and Advisory services fulfil the complete and ongoing needs of our clients. Burgess Rawson has a network of offices throughout Australia and extensive regional partnerships with local property specialists, giving unmatched depth and reach in all commercial property market sectors.

At every stage of ownership, our clients benefit from our specialist knowledge, experience, market insights and advice. Our strong market position, plus our targeted and effective marketing campaigns through a highly qualified database, generates maximum exposure for properties.

Burgess Rawson's iconic Portfolio Auctions are held in Melbourne, Sydney and Brisbane, and bring together a diverse range of national commercial and investment grade properties.



# Executive Summary

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## Brand New 8 Year Lease to National Tenant Noodle Box | New Major Service Centre

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- + New eight (8) year net lease to June 2032, with further options through to 2045.
- + Noodle Box: an Australian loved national noodle brand since 1996 with 90+ stores and growing.<sup>1</sup>
- + Concept Eight: 150+ restaurants, C8 operates Noodle Box, Supreme Leader, Dante's Chicken, Acai Bros, Huxtaburger & Patty Smiths.<sup>1</sup>
- + Landlord Favourable net lease terms, with the tenant responsible for all usual outgoings.
- + Fixed 3% annual rent increases, ensuring future rental growth.
- + Immaculate and new retail premises to the tenant latest corporate design.
- + New construction, providing the incoming purchaser substantial depreciation tax benefits.
- + Supported by key national retailers including KFC, Hungry Jack's, BP and more.
- + Strategic home bound Princes Hwy location, metres from the Monash Fwy exit and exposure to 58,000\* passing vehicles daily.<sup>2</sup>
- + Position perfect, adjoining a proposed 108 townhouse development and a future planned Woolworths shopping centre, within 100 metres\*
- + Beaconsfield: Booming eastern growth location, with the population expected to increase by 20.9% by 2046.<sup>3</sup>
- + Cardinia Shire Council: A strong-performing growth LGA, generating \$13.25 billion in annual economic output with an estimated 33,273 jobs in the area.<sup>4</sup>
- + Rent: \$55,000pa\* + GST.

“Positioned in one of Melbourne's **most expansive growth corridors** and only **44km\*** from the **Melbourne CBD.**”





# Property Details (1 of 2)

## Address:

5A/215 Princes Hwy, Beaconsfield VIC

## Title Details:

Lot 5A on the annexed proposed Plan of Subdivision No. PS836838C of the land more particularly described in Certificate of Title Volume 12063 Folio 227.

## Building Description:

The property is an immaculately presented with the latest Noodle Box Corporate Fit Out.

## Building Area:

79 sqm\*



\*Approx 1 GapMaps



# Property Details (2 of 2)

## Zoning:

'Urban Growth Zone UGZ' under the provisions of the Cardinia Planning Scheme.

## Location:

The subject property is located in Beaconsfield, 44km\* from the Melbourne CBD and is positioned at the entrance to Officer.

The property is located within the brand new Beaconsfield Service Centre which is anchored by BP, KFC, Hungry Jack's, Carl's Jr and has leading adjoining retailers.

The Monash Freeway entrance and exit is positioned metres from the site and enjoys over 58,000 vehicles passing daily.<sup>1</sup>



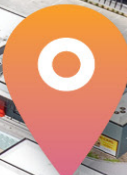


M1 INTERCHANGE

HUNGRY JACK'S 

CARL'S JR (STILL TRADING) 

PRINCES HWY  
58,000 VEHICLES PASSING DAILY



 BP

 KFC

PROPOSED WOOLWORTHS 

 FUTURE 108  
TOWNHOUSE DEVELOPMENT



# Tenant Profile<sup>1</sup>



**2.2 Million**  
Orders Taken Annually



**1 Million KGs**  
Noodles Sold Per Year



**70,000**  
Customers Served  
Every Week



**One of Australia's**  
Fastest Growing Asian  
Food Franchises

Established in 1996, Noodle Box has grown into one of Australia's leading Asian fast-food brands, serving fresh, wok-cooked meals inspired by Southeast Asian street food. With over 90 locations nationwide, it continues to expand across key retail and high-traffic areas.

As part of the Concept Eight Group, Noodle Box benefits from strong corporate backing, streamlined operations, and digital ordering systems, including major delivery partnerships. Concept Eight has become a leader in the Asian, Burger and Chicken QSR market, with over 150 restaurants and 200+ franchises across 12 brands around Australia.<sup>2</sup>



<sup>1</sup>\*Approx 1 Noodle Box 2 Concept Eight







# Lease Summary

Lessee	NRA Group Pty Ltd trading as Noodle Box
Lease Term	Eight (8) year lease commencing 15th August 2024 through to 14th August 2032
Options	One (1) Six (6) year option and One (1) further Seven (7) year option through to 14 August 2045
Reviews	Fixed 3% annual rent increases
Market Reviews	Market review at commencement of each option
Outgoings	Lessee responsible for all usual outgoings as per lease
Security Deposit	An amount equal to three (3) months rent plus GST from time to time
Exclusivity	The lessee has the right to be the only business permitted to sell Asian style rice and noodle dishes as its core product within the development
Rent	\$55,000 pa* + GST



\*Approx



“A remarkable opportunity to acquire a **brand new affordable investment** to a market leading national tenant **Noodle Box** with a strong 8 year lease.”





# Beaconsfield

- + Beaconsfield is a Melbourne suburb located 44 kilometres southeast of the CBD, and is located within the Shire of Cardinia local government area.
- + Beaconsfield is located between Berwick and Officer within Melbourne's south-eastern growth zone. Neighbouring growth suburbs also include Pakenham and Narre Warren.
- + Beaconsfield offers extensive retail and social infrastructure with childcare, medical, aged care, accommodation, specialty service and retail, government departments and a number of schools including Orchard Park Primary, St Francis Xavier College and Haileybury Beaconsfield campus.
- + The suburb provides excellent transportation links being on the Pakenham train line as well as straddling two major arterials, the Princes Highway and the Monash Freeway providing easy access to the Melbourne CBD and south-eastern suburbs and Gippsland.





# Shire of Cardinia



**132,289**  
Current population<sup>1</sup>



**40km**  
South-east of  
Melbourne CBD



**167,989**  
Over 27% increase in  
population by 2046



**\$221 million**  
Infrastructure Spend over the next five  
years

## Location Overview

- + The shire of Cardinia is located on the south-eastern fringe of the Melbourne Metropolitan and spans 1,283 kms.
- + The shire is one of the fastest growing regions in Australia with rapid development in Pakenham, Officer and Beaconsfield.
- + The Shire has an estimated population of 132,289 in 2025 and is forecast to increase by over 27% to 167,989 by 2046.
- + Construction is the largest employer generating 5,821 jobs per annum followed closely by Education and training.
- + Princes Hwy: The largest connecting highway in Australia passing through Sydney, Adelaide and Melbourne.

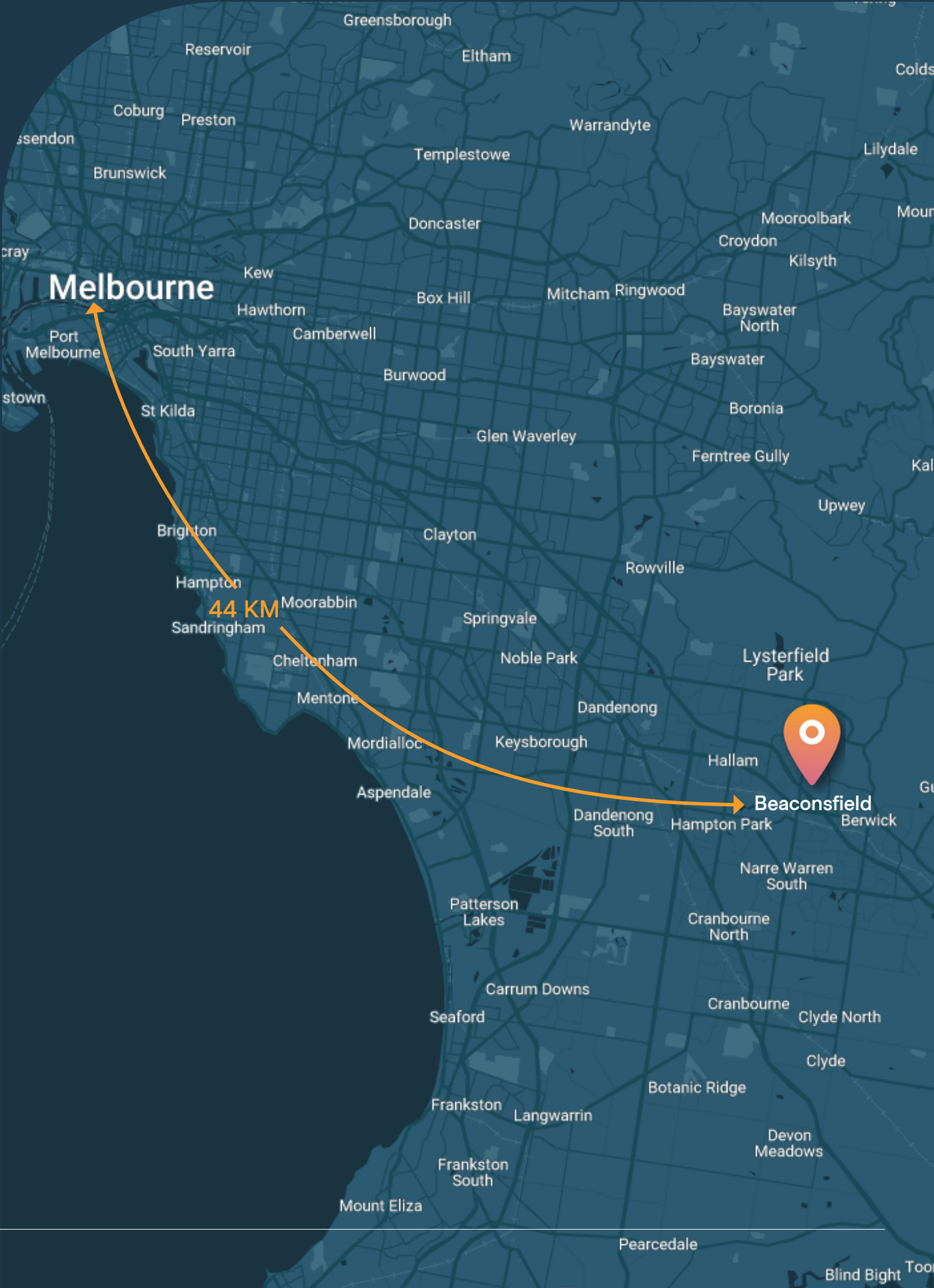
## Upcoming Development

- + Princes Hwy Intersection Upgrades: \$36.1 million
- + Pakenham Level Crossing Removal \$25 million

## Planned Structure Plans within Cardinia Shire Council

- + Officer South Employment Precinct
- + Officer Town Centre Redevelopment
- + Pakenham East Precinct
- + Pakenham South Employment Precinct







# Method of Sale

For Sale via Private Treaty

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# Inspections

Inspections can be arranged by prior appointment.

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# Due Diligence

Due Diligence material will be provided upon [request](#). Including:

- + Full copy of the Lease
- + Title & Plan
- + Contract of Sale
- + Vendors Statement (Section 32)



# Contact



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# Disclaimer

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Specifically, we make the following disclosures:

- + All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation;

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## Retail Leases Act 2003 – Tenant outgoings

Prospective buyers should note that the recovery of outgoings from a tenant is subject to the application of and proper compliance with the Retail Leases Act 2003 (Vic). The Act applies to leases of retail premises in Victoria. If the Act applies, certain outgoings, such as land tax and some maintenance costs, cannot be recovered from the tenant. If the Act applies, other outgoings, such as management fees, can only be recovered from the tenant if the Act has been complied with.