

## Information Memorandum

Nightfall  
2 Grazier Lane, Belconnen ACT  
Unit 351 (C17) – UP 15506

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Sentia Real Estate

# Specifications

Type:	Retail/Office	Parking:	3 dedicated bays		
Title:	Strata – UP 15506	Unit Number:	351 (C17)		
Area:	90m²	Site Area:	3,276m²		
Existing Sublease:	Ling & J Investment Pty Ltd (ACN 687 996 381)				
	<u>Unit</u>	<u>Area</u>	<u>Net Rent</u> (ex GST)	<u>Termination Date</u>	<u>Option Period</u>
	C17	90	\$ 36,000	14 August 2030	5 years
Lease Summary:	<p>Ling &amp; J Investment Pty Ltd, operating as Earlybird Parcel &amp; Apexmod Computer, have committed to a new 5 + 5-year lease at Nightfall on a net rent of \$36,000 per annum (ex GST). The tenant pays all outgoings and incurs <b>3.5%</b> annual increases.</p> <p>The tenant did not lease any car parks. Three dedicated bays are available to be rented out at an approx value of \$2,000 (ex GST) per annum, in addition to the rent payable.</p>				
Outgoings:	<p><b>Current outgoings:</b></p> <p>General Rates: \$ 4,711.00</p> <p>Water &amp; Sewerage Rates: \$ 687.00</p> <p>Strata Levies: \$ 4,250.00</p> <p><b>Lessee Share: 100%</b></p> <p>The Lessee is responsible for paying their share of all outgoings.</p>				
Building Features:	<p>Plaza for the people:</p> <ul style="list-style-type: none"><li>✦ Canberra’s largest mixed-use precinct to-date</li><li>✦ 40 commercial units for sale / lease over 3 stages</li><li>✦ Anchored by Woolworths Metro</li><li>✦ Located close to the bus interchange, Lake Ginninderra and UC</li><li>✦ 1,200 apartments, 6,000sqm commercial and 135-room hotel</li><li>✦ 500 space, 24 hour public car park</li><li>✦ Shared toilets facilities</li></ul> <p>Conceived by Fender Katsalidis Architects and Oculus Urban Design, the award-winning team behind the iconic New Acton Precinct, Republic is Canberra’s largest ever mixed-use precinct and the hottest new lifestyle destination. Aligning with Geocon’s vision to build thriving town centres, this major project is well positioned to become the heart of Belconnen.</p> <p>The project is now completed and was delivered in three stages; Stage 1 - Republic and Dusk, Stage 2 - High Society and Stage 3, Nightfall. The offering within the precinct comprises of over 1,200 new apartments, a 135-room hotel, 500 privately managed public carparks, a supermarket and approximately 6,500sqm of office, retail and leisure accommodation.</p>				



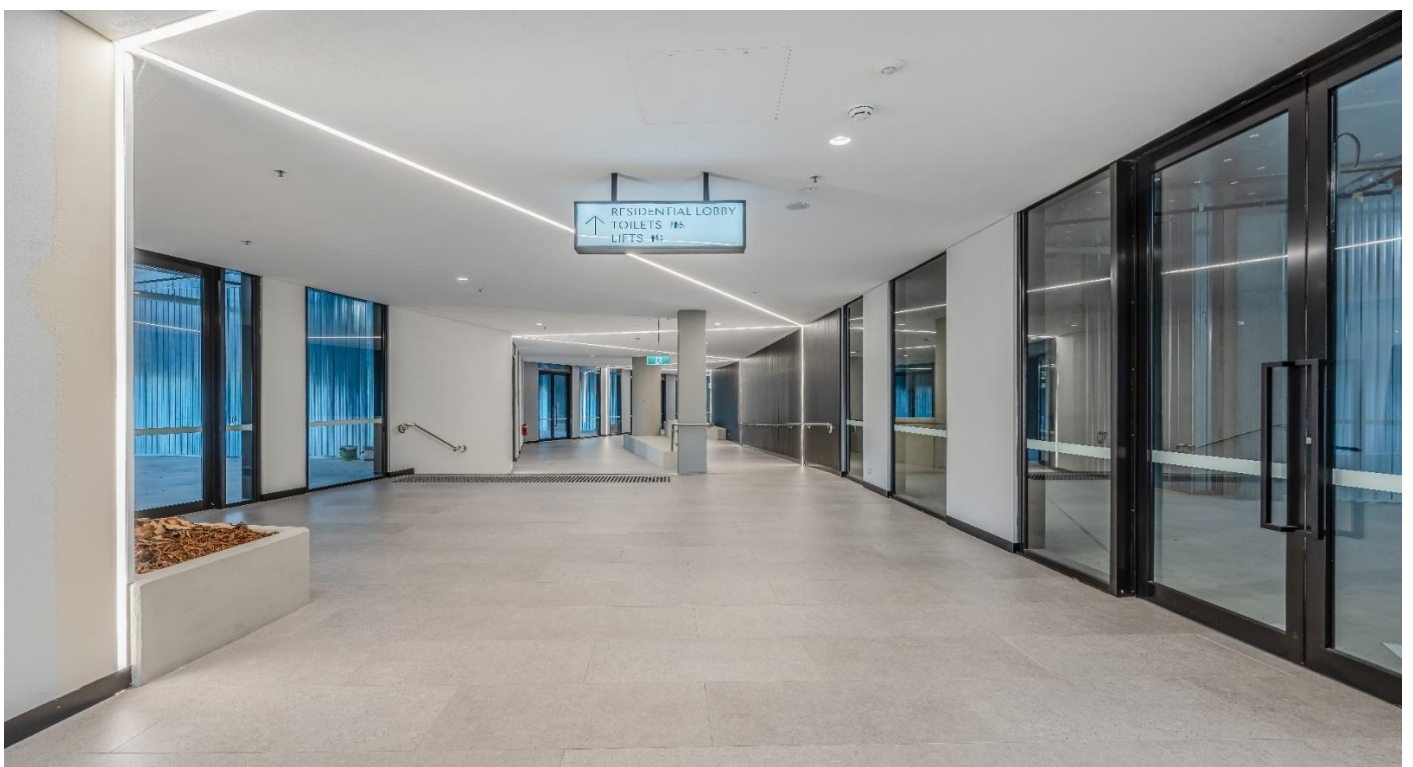


## ASKING PRICE

**\$615,000**

There is no stamp duty or GST applicable to this sale.

This represents a potential yield of 7.48% on the sale value. \*subject to car parks being leased/licensed separately.



# PLAN

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# CONTACT

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