

Properties



busiest airport in the nation

Canberra building sales

erty Fund for about \$55m. The property, at 255 London Circuit, is being pitched by JLL as the first institutional-grade asset office building fully leased to the commonwealth government in the CBD to hit the market this year.

Offers are tipped to top \$70m.

The six-storey A-grade office building is fully leased until September 2027. Brompton has been a buyer in Canberra in recent times. It picked up Canberra's Industry House complex from Andrew Roberts' CorVal Partners for \$151.7m in the capital's largest office transaction in 2013.

JLL's Simon Storry and Michael Heather will market the London Circuit complex. "There has been limited long lease assets

formally offered nationally in recent times, and we expect strong interest from international and domestic buyers in acquiring the asset," Mr Storry said.

Elsewhere in the capital, a group of government-leased office buildings in Tuggeranong has been carved out of the Bank of Scotland International portfolio and are tipped to sell for more than \$70m via CBRE.

The 134 Reed Street properties, bought by Record Realty for \$52.5m in 2005, are seen as attractive as the DHS has a lease until 2023. Cromwell Property Group is also thought to be looking at taking a slice of the Campbell Park Offices in Majura from Pacific Alliance Group.

Raffles in Axiom OK

EDUCATION: Singapore-listed Raffles Education will increase its holding in Australian developer Axiom Property to 19.9 per cent after the Foreign Investment Review Board indicated it would have no objections. Raffles operates colleges across Singapore, Indonesia, Malaysia, China, India and in Australia, where it runs the Raffles College of Design & Commerce.

The purchase will allow Raffles to invest in student accommodation in Australia through Axiom. Earlier this year Axiom announced it was to diversify into student accommodation, appointing Bond University adjunct professor John Howe to lead the new division. Through a strategic partnership with Axiom, Raffles will "jointly explore opportunities in the

education and student accommodation sectors in the Australian market as well as within the Asia-Pacific region", the company said.

Axiom also has a large-scale development at Mount Barker in South Australia, with the 500-lot subdivision estimated to have an end value of \$150 million.

Raffles, through its Oriental University City Holdings subsidiary, already owns a 14.9 per cent stake in Axiom, which previously only developed shopping centres and business parks. Its total investment in Axiom will rise to \$5.2m.

Oriental University City is developing a university precinct in the Langfang Economic and Technology Development Zone in China. It owns and operates teaching buildings and student accommodation spaces.

KYLAR LOUSSIKIAN

DAILY DEALS

SIZE: 4026sq m
AGENTS: Michael Platsis and Darren Collins, CBRE

VICTORIA

Office sale, 19 Corporate Avenue, Rowville

Health insurer Australian Unity has paid \$15.1m for an industrial property in Melbourne's east. The site is home to an office and warehouse facility leased to manufacturer and distributor Regal Beloit Corporation until 2022. "The eastern industrial market has the tightest vacancy for sales and leasing in Victoria," said Colliers International's Tony Iuliano.

BUYER: Australian Unity

PRICE: \$15.1m

SIZE: 20,950sq m (site), 12,300sq m (building)

AGENTS: Tony Iuliano and Sasan Misaghian, Colliers International

QUEENSLAND

Office sale, 130 Commercial Road, Newstead

Engage Capital has netted \$16.75 million selling a historic woolstore it had converted into offices to a private investor. Built in the early 1900s, the offices have a net lettable area of 4026sq m and an additional 42 on-site carparks. Radio station Nova FM is the anchor tenant alongside several smaller groups. The sale price equated to a net passing yield of 7.34 per cent and a rate of \$4160 a square metre.

BUYER: Private investor

SELLER: Engage Capital

PRICE: \$16.75m

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