



QUEANBEYAN
10/2 Dominion Place

83 sqm

1 

TENANTED INVESTMENT - BRAND NEW BUILD, BRAND NEW LEASE!

Sold

Raine & Horne Commercial Canberra are pleased to offer Unit 10, 2 Dominion Place for sale as a tenanted investment opportunity.

Queanbeyan has fast become an ideal option for Canberra-based businesses to operate from due to more affordable rents and its proximity to Fyshwick (approx. 5 minutes' drive), Canberra CBD (approx. 15 minutes' drive) and Googong (approx. 5 minutes' drive). Queanbeyan also offers easy access to the Federal Highway (via Sulton Road), Cooma (via Monaro Highway) and the South Coast (via Kings Highway).

2 Dominion Place comprises 11 individual high-quality commercial units suitable for a range of uses including corporate offices, light industrial warehousing and retail showrooms.


Unit 10 is an 83sqm high clearance warehouse unit with 1 allocated carpark. The unit is leased to Lion Batteries on the following high-level lease terms:

- Lease Commencement: 1st June 2024

Property ID	L27873348
Property Type	Industrial/Warehouse
Building / Floor Area	83
Car Spaces	1

AGENT

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- Lease term: 2+2 years
- Commencing Rent: \$28,000pa +GST (gross)
- Rental Increases: 4% per annum (including on the exercise of the option)
- Security: Cash Bond equivalent to 3 months' rent (\$7,700 inc GST)

Estimated outgoings (paid by owner):

- Strata Budget – \$4,020pa
- Council rates – \$1,500pa
- Water rates – \$360pa
- TOTAL: \$5,880pa

For further information or to arrange an inspection, please contact Raine & Horne Commercial canberra.