

Raine&Horne®
Commercial

Raine&Horne®
Commercial
Raine&Horne®
Commercial

KAMBAH
6 Jenke Circuit

3283 sqm

Freestanding Investment - SOLD OFF MARKET

Sold

Kambah is the largest suburb in the ACT is located approximately 3.5km from Tuggeranong Town Centre, 19km from Canberra CBD and 25km from Canberra Airport. Within close proximity to 6 Jenke Circuit is Kambah Village Shopping Centre, Tuggeranong Little Athletics Centre, Kambah Medical Centre, Storage King, Terry White Pharmacy, Good Start Early Learning, Parkway Veterinary Centre, Namadgi School, Southside Bible Church, Bright Future Early Learning, Wat Lao Buddhist Community Centre, Sakya Temple of Peace and Road Ready Centre. The location offers excellent cross traffic flow of a wide range of people, which offers diversity to the businesses that occupy the area.

6 Jenke Circuit comprises a solid standalone building of tilt slab construction totalling approx. 3,283sqm, with a heavy use of steel throughout and 25kw of rooftop solar. The building sits on a large block of approx. 8,420sqm offering ample carparking and potential development upside (STCA). The configuration accommodates two tenancies, as follows:

- Action Indoor Sports (Indoor Sports Arena): Approx. Area: 1,971sqm. Foyer and reception, large open sports area (with 6.7m ceiling), retail shop area, 2 offices (1 with a kitchenette), storeroom, cleaners' cupboard and male and female changerooms with showers and toilets.

Property ID	L33857240
Property Type	Retail
Building / Floor Area	3283
Land Area	8420.0 sqm

AGENT

Mark Nicholls

📞 0417239551

✉️ mark.nicholls@canberra.rhc.com.au

Lease Expiry: 14th November 2031

Options: 5+5 years expiring 15th November 2041

Rent Review Structure: 3% pa, market review on exercise of option period(s)

Passing Rent: \$218,182pa GST

Outgoings: Lessee pays 59% of the increases in statutory outgoings over base year 2016

- Aqua Harmony (Indoor Swim School): Approx. Area: 1,312sqm. Large open plan breakout space (with 5.3m ceiling) with partitioned reception and retail shop area, 2 pools (1 pool is built in-ground, the other is a suspended above-ground pool – both pools are tenant owned), 2 plant rooms, an internal disabled access ramp, 3 storerooms, 2 offices, utility room, staff room with kitchenette, separate toilet, 3 separate unfitted storage rooms, disabled bathroom amenity and male and female changerooms with showers and toilets.

Lease Expiry: 22nd September 2034

Options: 1010 years expiring 22nd September 2054

Rent Review Structure: 3.5% pa, market review upon exercise of option period(s)

Passing Rent: \$190,000pa +GST

Outgoings: Lessee pays 41% of the increases in statutory outgoings over base year 2019, plus 100% of water consumption

Financial Summary:

Gross Rental Income: \$408,182pa

Statutory Outgoings: \$41,732pa

Recoverable Outgoings: \$5,745pa

Net Income: \$372,195pa