

Media Update June 2009



Office Market

- **The Church of Scientology** has leased 1800sqm of office space at **4 Hercules St, Surry Hills** from **Peter Holdings Pty Limited**. The lease term is one year at a rent of **\$216.66/sqm gross**, and the deal was negotiated by DB Property. (27/06/2009, SMH)
- **Ward 6** has leased 453sqm of office space at **L1 and 3, 351 Crown St, Surry Hills** from **Toga Developments Pty Ltd**. The lease term is five years at a rent of **\$414/sqm gross**, and the deal was negotiated by Space Commercial. (27/06/2009, SMH)
- **Sydney Metro** has leased a 400sqm office at **47-51 Lilyfield Rd, Rozelle** from **Desane Group Holdings Ltd**. The lease term is one year at a rent of **\$140/sqm gross**, and the deal was negotiated by JLL. (27/06/2009, CM)
- **Primewest** has purchased **53 Ord Street in West Perth** from **Commonwealth Property Office fund** for **\$41.5m**. The sale reflects a yield of 7.7 per cent. (26/06/2009, AFR)
- **GE Real Estate** has sold **172 St Georges Terrace** for **\$36m** to **private investors**. The second sale this week in Perth following the sale of **1100 Hay Street** by **Macquarie Office Trust** for **\$38m**. (25/06/2009, AFR)
- Former Multiplex owners the **Roberts Family** has paid **\$123m** for **Industry House in Civic**. Leased to the Commonwealth Department of Innovation, Industry, Science and Research, the 13-storey office block was owned by AMP Capital and attracted the annual rental income of \$9.8m. The deal was negotiated by CBRE. (18/06/2009, AFR)
- **The Becton Office Fund No 2** has sold a Canberra office building at **91 Northbourne Ave** for **\$10.5m**. The property has a net-lettable area of 2487sqm and 82 car spaces, and the double block of 2787sqm has redevelopment potential. The sale showed an 8.8% yield, and was negotiated by Colliers International. (04/06/2009, AFR)

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Industrial Market

- **Cosmax Prestige Brands** has leased a 1450sqm office/warehouse at **2/2 Beauchamp Rd, Banksmeadow** from **Panavision**. The lease term is 5 years at a rent of **\$105/sqm net**, and the deal was negotiated by CBRE. (20/06/2009, SMH)
- **Multicultural Community Care Service** has leased a 1073sqm office/warehouse facility at **30 Hallstrom Pl, Wetherill Park** from **Durasoft Tissue Products**. The lease term is 2 years at a rent of **\$102/sqm gross**, and the deal was negotiated by LJ Hooker Commercial Silverwater. (20/06/2009, SMH)
- **Net Oceanic Aluminium** has leased a 790sqm office/warehouse unit at **Slough Business Park, Silverwater** from **Goodman**. The lease term is 2 years at a rent of **\$120/sqm**, and the deal was negotiated by Balmoral Partners. (20/06/2009, SMH)
- **Big Wheels Truck Alignment** has secured a 1,386sqm lease at **51 Bunya St, Eagle Farm**. No details of the lease have been disclosed however market sources estimate a rental of between **\$80-90/sqm**. The lease is for 5 years + 5 year option. The warehouse is double the size of its previous occupation. (09/05/2009, SMH)
- **JRS Transport** has taken out a lease on a 1,724/sq m building at **5 Walter St, Lawnton**. The transport and warehouse company took out a three-year lease + 3 year option at a rental rate of **\$140,000 pa (\$A81.20/sq m)**. (19/06/2009, CM)
- **Volkswagen** recently leased a 5350sqm warehouse to store cars at **118 Bourke Rd, Alexandria**. The rent on the VW deal is understood to be more than **\$560,000** a year. (13/06/2009, SMH)
- **PODS (portable on demand)** have secured a 3,131/sq m warehouse on a five-year lease with a five year option at **1/4 Radius Dr, Larapinta**. The warehouse is located within a purpose built precinct of 14,000sqm, the Radius Industrial City Precinct. The rental rate secured was **\$110/sqm**. (09/05/2009, SMH)
- An industrial property at **256 Star Street, Welshpool** has been sold for **\$7m** on a 9.3% yield. The property is currently leased to PPI Corporation with a building area of 3,321sqm and a site area of 15,666sqm. (24/06/2009, WA)
- **McPhee Transports** expansion plans are evident following its **\$8.1m** acquisition of a **Richlands property** which will serve as it logistics headquarters. **60 Fulcrum Rd** has about 7,900/sq m of office and warehouse space (\$A1,025/sq m) on a parcel of 2.2ha (\$368/sq m). (05/06/2009, CM)

Retail Market

- **Wesfarmers** is cutting down costs by selling 45 smaller Coles supermarkets and eight Liquorland stores to Foodworks. Coles has sold 45 stores with an average size of 1,400sqm. The portfolio boasts revenue of approximately **\$450m**. (30/06/2009, CT)
- **114 Queen St** has been sold to a private buyer for **\$11m**. The retail property comprises a five-level building which was recently tenanted by Vodafone for 10 years at \$900,000 pa. (19/06/2009, CM)
- **Mirvac REIT** has sold a **Woolworths Marketplace centre** in **Conder, ACT** for **\$21.4m**. The sale reflects an initial passing yield of 7.99%, an initial fully leased yield of 8.75% and a sale rate of \$3,920/sqm. The property has a total gross lettable area of 5,458.5sqm and the sale was negotiated by JLL. (18/06/2009, AFR)
- **Charter Hall** Group's Core Plus Retail Fund has sold its **Bunnings Belconnen** property in Canberra to a private investor syndicate for **\$20.5m**. The sale negotiated by Colliers International reflects a 5.75% discount to its December 2008 valuation. (11/06/2009, AFR)
- The unlisted **Centro MCS 14** sold **Centro Kincumber** for **\$21.4m**. The centre was sold on a passing yield of 7.7%, which is expected to rise to 8.2% once the centre is fully leased. (11/06/2009, AFR)

■ Media Database Search

The above article summaries, and many more relevant to the commercial property sector, can be searched on-line via the Savills Media Database. The database enables historical article summaries to be found by searching article categories, industries, localities, keywords and publications.

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This document, and the Savills Media Database, provides a brief summary of media articles relevant to the Commercial Property Sector from major Australian publications. Articles are the property of the individual publications. Relevant publications should be contacted to attain further information on specific articles. The below legend details publications included in the search.

AFR= Australian Financial Review Australian	AGE=The Age	AUST=The
BN=Brisbane News	CM=The Courier Mail	CN=City News
GCB=The Gold Coast Bulletin	SCD=The Sunshine Coast Daily	SH=Sun Herald
SMH=Sydney Morning Herald	SWT=South West Times	TA=The Advertiser
TCP=The Cairns Post Business News	WA=The West	WABN=WA

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