



Lot 4/215-217 Pacific Highway Charlestown 2290 NSW Australia

It is with great pleasure that we present this outstanding off-market commercial property located in Charlestown, one of Newcastle's most sought-after regions. This updated office space boasts a secure, long-term lease with a financially robust tenant, ensuring peace of mind for any discerning investor. Situated in a prime location, this property is a rare find in Newcastle's thriving commercial market.

Offering a remarkable 7.4% yield, this asset stands out as an exceptional opportunity in a market known for its increasingly competitive returns. The Newcastle region has become a hotspot for investment, driven by strong migration trends, significant population growth, and limited opportunities delivering high yields. A property of this caliber at \$2.2 million is not only competitively priced but also a testament to the strength of this emerging market.

As one of the most vibrant and fast-growing regions in New South Wales, Newcastle continues to attract attention from investors nationwide. The combination of a strategic location, robust tenancy, and outstanding yield makes this property an ideal acquisition for those looking to capitalize on the region's upward momentum. Don't miss the chance to secure a premium commercial property in one of Australia's most dynamic markets.



Key Information

Investment Type	Office
Purchase Price	\$2,200,000
Net Yield	7.4%
Property Market Status	Off Market



Key Highlights

Brand new 5 year lease to leading engineering consultancy firm to July 2029 plus an option to 2032
Northrop Consulting Engineers: established engineering consultancy firm with 9 locations around the country

Total strata area of 603 sqm, improved by 440 sqm of office space plus a 43 sqm balcony and 8 car parking spaces

Strategic position with frontage to the Pacific Highway and in close proximity to Charlestown Square, anchored by national tenants JB Hi-Fi, Woolworths and Myer

Charlestown: significant hub in the Lake Macquarie and wider Hunter Region, with population forecast to increase to 30,935 by 2046

Hunter Region: booming economic hub, home to 798,963 people and producing an economic output of \$164.7b*

Attractive CPI annual rental reviews

Tenant pays outgoings including council rates, land tax (on a single holding basis), air conditioning maintenance and strata levies (excluding special levies), as per the lease

Net Income: \$164,000 pa + GST

Background Information

How old is the asset?	
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	5+ years
How long have they been in business overall?	1988 Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Charlestown has been identified as a strategic economic centre for Lake Macquarie and the wider Hunter Region, providing a wide range of services, community facilities, retail, and employment to a wide spatial catchment.

Frequent public transport connections are available from Charlestown into Newcastle, University of Newcastle Callaghan Campus, Lake Macquarie, John Hunter Hospital, and adjoining suburbs.

Major redevelopment at Charlestown continues to attract intensive multi-storey commercial and residential development. The route between Charlestown and Belmont is a key growth corridor, with a focus on redevelopment of underdeveloped sites.

Charlestown Square is the largest shopping centre in the Hunter Region

and is within walking distance of Landmark. Home to approximately 250 tenants, this strong performing sub-regional centre is 14th for specialty sales productivity in Australia and has an annual foot traffic of 12.5 million.

The centre comprises of Woolworths, Coles, ALDI, Myer, Target and Big W, and hosts an abundance of complementary entertainment specialties such as Strike Bowling and Timezone, offered over 93,500sqm of GLAR. Charlestown Square services a trade area population of 577,770, where average household income is 12.2% higher than the non-metro NSW average.

Tenant Information

Northrop Consulting Engineers

The company was founded in 1987 and has since grown to become a leading provider of engineering and consulting services in the country. The company has since grown operating out of 9 offices with a team of over 550 employees.

Northrop provides a wide range of engineering services to clients in the building and construction industry, including structural engineering, civil engineering, mechanical engineering, electrical engineering, and environmental consulting. The company also offers project management,

planning and design, and risk management services to ensure successful project delivery.

With a team of highly skilled and experienced engineers and consultants, Northrop is committed to delivering innovative solutions that meet the needs of its clients while maintaining a focus on sustainability and environmental responsibility. The company's goal is to deliver projects that are both functional and aesthetically pleasing, while also being cost-effective and environmentally sustainable.

See www.northrop.com.au for further information.



Financial Overview

See below

Northrop Consulting Engineers

Lessee	Northrop Services Pty Ltd
Term	Five (5) years
Commencement	1 August 2024
Expiry	31 July 2029
Further Terms	Three (3) years
Annual Rent Reviews	Annual CPI rental reviews
Outgoings	Tenant pays outgoings including council rates, land tax (on a single holding basis), air conditioning maintenance and strata levies (excluding special levies), as per the lease
Security Deposit	Three (3) months rental + GST
Net Income	\$164,000 pa + GST

Rental Comparison

Sales/Rental Comparisons – Lot 4/215-217 Pacific Highway Charlestown - \$372 SQM

- Level 5, Suite 502 Honey Suckle Drive – 171m2 @ \$83,383 = \$487m2
- Lot 9 215-217 Pacific Highway Charlestown – 149m2 @ \$72,446 = \$486m2
- Landmark Lot2 C101 215-217 Pacific Highway Charlestown – 386m2 @ \$152,000 = \$393m2



RETHINK® | INVESTING

Offer to Purchase

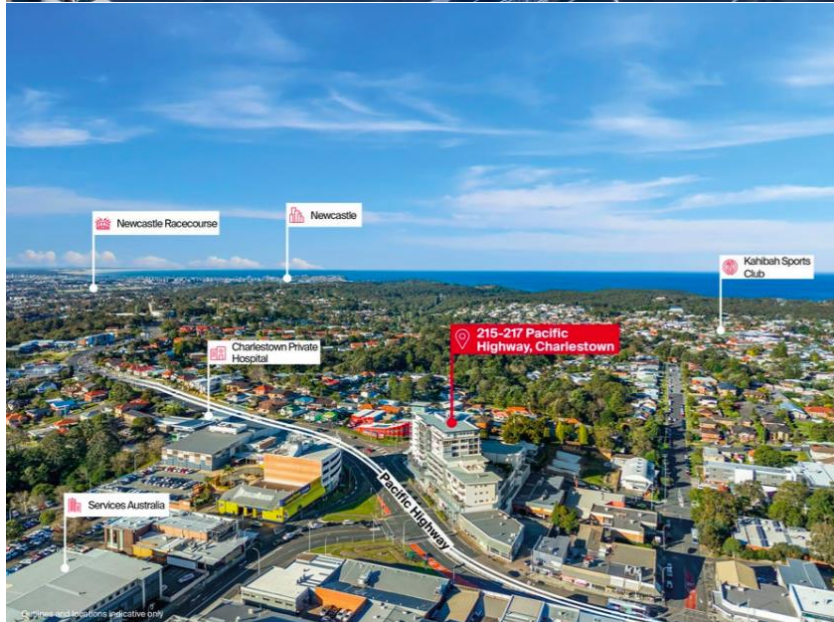
Offer to Purchase	\$2,200,000
Initial Deposit	\$110,000
Due Diligence	28 days
Finance Days	28 days
Settlement	21 days



RETHINK®

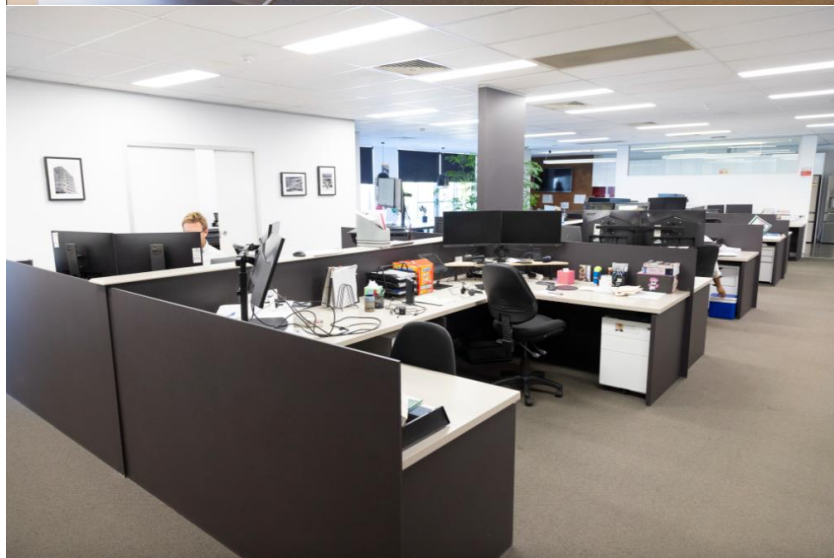
INVESTING

[More Images](#)





RETHINK® | INVESTING





RETHINK®

INVESTING



Disclaimer:

The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.



R E T H I N K[®] | INVESTING

Appendix

The Hunter Region

NSW'S LARGEST REGIONAL ECONOMY*

The Hunter Region is the largest economy in Regional NSW, with a GRP of over \$86b. Key local government areas include Newcastle, Lake Macquarie, Cessnock, Port Stephens and Maitland and supports a population of over 798,000 people.

The region hosts a diverse economy with strengths across various sectors including manufacturing, aerospace, defence, tourism and mining. It is also home to the largest east coast port (Port of Newcastle) & Australia's oldest wine region (Hunter Valley) which attracts over 1.6 million visitors each year.

Source: Remplan, Wine Country

REGIONAL STRATEGIC GROWTH AREAS*

ADVANCED
MANUFACTURING



CREATIVE
INDUSTRIES



FOOD /
AGRIBUSINESS



ENERGY
RESOURCES



DEFENSE /
AEROSPACE



MINING EQUIPMENT,
TECHNOLOGY &
SUPPORT



FOOD /
AGRIBUSINESS



The Hunter Region

HOME TO WORLD CLASS RESEARCH INSTITUTIONS¹



University of Newcastle

A University of our regions and for our regions - continuing to build a global reputation for being one of the world's most prestigious universities.



Hunter Medical Research Institute (HMRI)

HMRI fights the illnesses affecting lives throughout the world, inspiring new discoveries to deliver a healthier future.



Newcastle Institute for Energy & Resources (NIER)

Delivering transformational solutions in sectors of national significance via multidisciplinary applied research teams that aim to drive productivity and sustainability.



CSIRO

Advancing Australia through innovations that have had significant positive impact on peoples' lives around the world.

REGIONAL DEVELOPMENT PIPELINE^{2,3,4}

Sydney-Newcastle Rail Upgrade	\$1 billion
John Hunter Health Precinct Redevelopment	\$835 million
Energy infrastructure upgrade, Hunter Region	\$763 million
Newcastle Inner City Bypass	\$450 million
Hunter Water Upgrade	\$73 million