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LP

VICTORIA Office building **sale**, 12 Studley Street, Abbotsford An owner-occupier in the office fitout business has paid \$900,000 for a modern office building at Abbotsford in Melbourne's inner-eastern suburbs. The deal was brokered by Teska Carson. The three-storey, 245sq m **property** was **sold** by its current owner-occupier, Kaiser Bass, with vacant possession.

PRICE: \$900,000 BUYER: Private owner-occupier SELLER: Kaiser Bass AREA: 245sq m AGENT: Matthew Feld, Teska Carson

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SOUTH AUSTRALIA Industrial **sale**, 10-12 Carsten Road, Gepps Cross B & MJ Steel has **purchased** an industrial **property** in Adelaide's north for \$850,000. JLL agent David Ludlow said the high-clearance office and warehouse suited the **purchaser**, which dealt with oversized lengths of steel.

PRICE: \$850,000 BUYER: B & MJ Steel SELLER: Future Prosperity AREA: 920sq m AGENT: David Ludlow, JLL

NSW Office lease, 189 Kent Street, Sydney Australian **China** Theme **Park** has leased space in the Sydney CBD at a gross annual rental of \$129,589. The term of the lease is three years. JLL agent Sean Hennessy said the tenant was new in Australia.

RENT: \$121,589 per annum (gross) TENANT: Australian **China** Theme **Park** LESSOR: AIHL Properties Australia AREA: 250sq m AGENT: Sean Hennessy, JLL

ACT Office lease, 46-50 Hibbertson Street, Gungahlin **Property** services **company** LJ Hooker Gungahlin has secured office space in Canberra at a gross annual rental of \$133,560. The term of the lease is 10 years. LJ Hooker **Commercial** agent Andrew Green said the tenant needed a larger premises.

RENT: \$265 per square metre (gross) TENANT: LJ Hooker Gungahlin LESSOR: Coles **Property** / ISPT AREA: 504sq m AGENT: Andrew Green, LJ Hooker **Commercial**

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