



## 100% LEASED GOVERNMENT OFFICE BUILDING WITH LONG WALE

Offices

1 Civic Square, Launceston, Tas 7250

**Floor Area:** 4,768 m<sup>2</sup>

**Land Area:** 2517.00 m<sup>2</sup> (approx)

### Property Description

- Leased to State & Federal Governments
- New 15-Year Lease to Federal Govt
- Australia's #1 Performing Economy

CBRE & Edwards Windsor are pleased to offer for sale by Expressions of Interest, one of Launceston's most iconic office buildings, 'Henty House' at 1 Civic Square, Launceston.

Located in the heart of Launceston's CBD and Civic precinct, 'Henty House' offers high quality office accommodation fully leased to the Crown of Tasmania and Federal Government.

Key property details include:

- + Commanding five level office building with NLA of 4,768sqm\*
- + Annual net income of \$1,523,056 per annum\* plus GST and outgoings
- + 100% leased to State and Federal Governments with WALE of 6.72 Years
- + Brand new 15-year lease to Federal Government over Level 1
- + Efficient floor plates with central core and light to all four sides
- + Recently completed Landlord CAPEX programme of \$2.4million
- + Located in Launceston's core office and activity precinct
- + Substantial State and Federal Government investment of \$564million to make Launceston one of Australia's most livable and innovative regional cities
- + Strong ESG credentials with Solar Power and 6 Star Water rating...

**For Sale**

Contact Agent

Expression of Interest

### Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment



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