

250 Camberwell Rd, VIC

Camberwell's finest office building



250 Camberwell Road is a landmark, five level modern office building in the heart of Camberwell Junction, occupying a commanding position with frontages to both Camberwell and Burke Roads.

Purchased in October 2017 at a passing yield of 7.7%, the income of the Camberwell Junction Unit Trust is expected to average 10.1% over the next 7 year.



Investors enjoy monthly income distributions of 8.5%

Key features of this asset

- Exceptional positioning in the heart of Melbourne's iconic Camberwell Junction.
- Constructed to a particularly high standard in 2002, maintained accordingly and with a completely refurbished interior.
- Leased to a blue chip ASX 200 tenant – API pharmaceuticals – who have invested heavily in their fit out and have options until 2038
- Industry research forecasts demand for office space in Melbourne's Inner East heavily outstrips supply. Current figures indicate demand for 70,000 square metres with a forecast new supply of only 8,000 square metres.