

171 Westbury Road, Prospect, Launceston



This unique property was acquired by the Prospect Unit Trust in two stages – the first in January 2015, and the second in August of the same year.

The property comprises approximately 11,000 square metres, and is leased to a number of departments associated with the Primary Industries Department of the Tasmanian State Government. Improvements on the property comprise a two-storey office building, occupying only a small portion of the available land.

The property adjoins a major State Government research and administrative facility. At the time of acquisition, less than 18 months remained on the initial 10-year lease term.

Since acquisition, the government tenant has agreed to extend the lease for a further 12-year term.

**Investors in the Prospect Unit Trust
are earning in excess of 18% per
annum on their investment.**