

187 Todd Road

Melbourne, VIC | **OFFICE**



The property is located circa 4kms south west of Melbourne CBD. The site contains a three level building constructed in 2000, comprising modern office accommodation, two levels of undercroft parking and end of trip facilities for occupants.

Ownership interest	100%
Cap rate	6.00%
Valuation date	December 2019
Acquisition date	November 2017
Site area	11,710m ²
Net lettable area	9,243m ²
Occupancy	100%
NABERS rating (Energy)	4.0
NABERS rating (Water)	5.5
WALE by income	2.20
Rent review structure	Fixed
Major tenants by income	Workwear Group, George Weston Foods, K Line Australia
Parking spaces	354
Valuation range	\$40-60 million