

# 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	5.75%
Valuation date	June 2022
Acquisition date	November 2017
Site area	11,710m <sup>2</sup>
Net lettable area	9,243m <sup>2</sup>
Occupancy	100%
NABERS rating (Energy)	4.0
NABERS rating (Water)	6.0
WALE by income	3.71
Rent review structure	Fixed
Major tenants by income	Workwear Group, George Weston Foods
Parking spaces	354
Valuation range	\$40-60 million