

Investment Property Industrial

274 VICTORIA ROAD RYDALMERE, NSW



274 Victoria Road is an industrial facility located two kilometres north-east of the Parramatta CBD, in close proximity to several major roads, including James Ruse Drive, the M4 Motorway, the Cumberland Highway and Parramatta Road.

Summary Information

OWNERSHIP	100%
NLA	22,734 SQM
CAR SPACES	301
ACQUISITION DATE	Jul-16
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 31 DECEMBER 2023	\$65.8m
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.63%

Major Tenants	NLA SQM	Lease Expiry
Thales Australia	22,734	Nov-32

Lease Expiry Profile % Income

VACANCY	0.0%
2H24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	100.0%
WALE	8.9 YEARS