

# 30 The Bond, 30-34 Hickson Road, Sydney



## Description

30 The Bond is a contemporary nine level office tower located in Sydney's newest business, retail and dining precinct - Barangaroo. The A-Grade building offers some of the largest floor plates in Sydney providing the best in workspace efficiency, integration and interaction.

The building itself is an architectural statement that sets the benchmark for environmental design in Australia. The lobby features internal stairs, glass lifts, suspended meeting rooms with large break out spaces and a full height atrium encouraging interaction between tenants and the outdoor environment.

Located close to the heart of Sydney's historic Rocks precinct, 30 The Bond benefits from a wide variety of restaurants, hotels, bars and café's as well as the outdoor spaces of Observatory Hill Park and Barangaroo Reserve.

Accessing the building with public transport is easy via ferry at Darling Harbour Wharf and Wynyard Station is a short walk away. Additional transport links are planned along with plans for a major new casino opposite the site.

- Highly sought after waterfront location in Barangaroo
- Exceptional architecture with energy efficiencies
- Floor plates of up to 2,000 square metres

## Property Details

Building type	A Grade - office
Title	Freehold
Site area (hectares)	0.4
Lettable area ('000sqm)	19.7
Lettable area adjusted for ownership ('000sqm)	19.7
Typical floor area (sqm)	2,000
Number of buildings	1
Car parking spaces	113
NABERS Energy rating (with Green Power)	5.5
NABERS Energy rating (without Green Power)	5.0
NABERS Water rating	3.5
Green star rating	5.0 Star (Office As Built v1)
Year built	2004
Major tenant	WPP AUNZ
Owner	DXS
Ownership (%)	100

## Property Statistics

Metro area	Sydney CBD
Zoning	B8 Metropolitan Centre
Acquisition date	May 2002
Book value at ownership (\$m)	300.0
Independent valuation date	December 2017
Independent valuation at ownership (\$m)	300.0
Market cap rate (%)	5.38
Initial yield (%)	5.13
Leased by area (%)	100
Weighted lease term by income (years)	5.7