

# 3 Brookhollow Avenue, Baulkham Hills



## Description

This asset is located within the Norwest Business Park which is a leading technology and business park providing campus style office, high-technology and manufacturing-production facilities. Its located in close proximity to the M7 motorway with extensive frontage to both Norwest Boulevard and Brookhollow Avenue.

## Property Details

Building type	Data Centre
Title	Freehold
Site area (hectares)	5.2
Lettable area ('000sqm)	13.4
Lettable area adjusted for ownership ('000sqm)	13.4
Number of buildings	1
Car parking spaces	163
Year built	1995
Major tenant	IBM Australia
Owner	DXS
Ownership (%)	100

## Property Statistics

Metro area	Sydney, Outer West
Zoning	Employment area 10(a)
Site coverage (%)	26
Number of units	1
Average unit size	13.4
Office content (%)	10
Acquisition date	December 2002
Book value at ownership (\$m)	78.7
Independent valuation date	June 2019
Independent valuation at ownership (\$m)	78.5
Market cap rate (%)	6.00
Initial yield (%)	5.75
Leased by area (%)	100
Weighted lease term by income (years)	4.3