

Investment Property Industrial

1-47 PERCIVAL ROAD SMITHFIELD, NSW



1-47 Percival Street is an industrial estate comprising multiple warehouses leased to three key tenants which fronts the Cumberland Highway at Smithfield with direct access to the M4 Motorway.

Summary Information

OWNERSHIP	100%
NLA	24,146 SQM
CAR SPACES	275
ACQUISITION DATE	Nov-02
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2023	\$69.1m
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%

Major Tenants	NLA SQM	Lease Expiry
Vulcan Steel Pty Ltd	13,716	Jun-37
Clark Equipment	5,437	Feb-24

Lease Expiry Profile % Income

VACANCY	0.0%
2H24	21.3%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	78.7%
WALE	10.7 YEARS