



Prospectus and floor plans  
**Norwest facility**

You do science.  
**We do space.**

A modern office interior featuring cubicles with grey and green partitions. In the foreground, a round wooden table is surrounded by two black office chairs and a small potted plant. The ceiling has recessed lighting and a grid pattern. In the background, there are glass-walled rooms and a person walking.

# collaborate

# innovate

# grow

- **Move** to a lab facility **today**, with no building, fit-out expenses or delays.
- **Accelerate** the growth of your enterprise in the **ideal** environment for **science** and **business**.
- **Attract** quality personnel to a modern fully serviced **space**.
- **Focus** on the **science**, leave the **facility** to us!





## Who is Yild?

Yild Technical Spaces (Yild) was born out of a passion to provide cutting edge technical space at a low entry cost and with low maintenance, to a wide range of Australian clients.

Laboratory and technical spaces are a fundamental requirement for the strong STEM sector in Australia, for both institutional and private enterprises.

Yild now offers Wet labs, Dry labs, and ISO Cleanroom space for short and long term tenants, who can benefit from a world class turn key technical facility where every detail is taken care of.

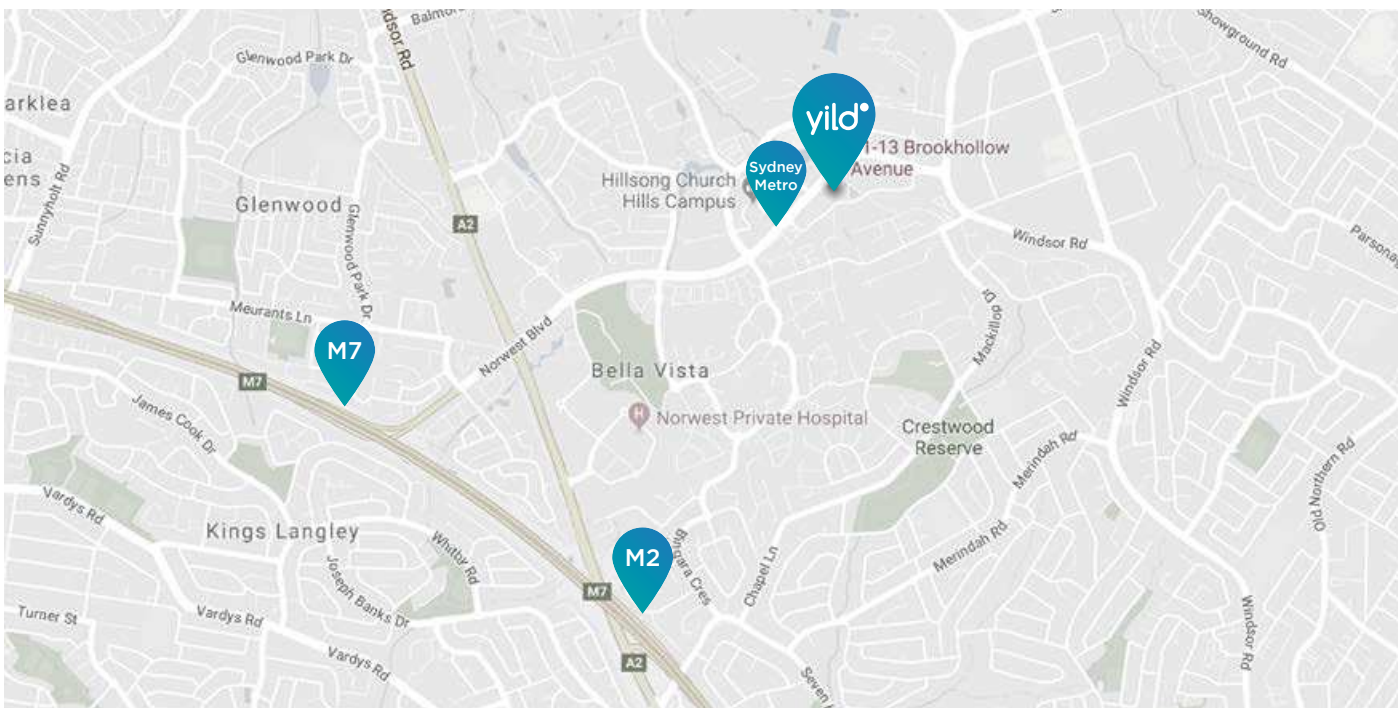
## Who are you?

Your science is your passion: Be it a start-up, production lab, or a GMP cleanroom process. Yild caters to your needs in many fields:

- Research
- Biotechnology
- Pharmaceutical
- Chemistry
- Food and Beverage testing
- Quality Control
- Product development
- Overflow teaching lab

# Great facility, Great location

- PC2 grade wet labs, ISO grade 5 cleanroom
- Premium Lab furniture and fittings
- Lab grade AC and exhaust system with latest air balancing technology
- Fume cupboards, articulated exhaust devices
- Safety storage cabinets, Emergency showers
- Modern Breakout area, kitchen and meeting rooms
- Located in Norwest Business Park, Sydney – a growing technical hub with many big name tech companies.
- 5 minutes from M2 and M7, 200m from new Sydney Metro
- Generous car parking



UNIT 31/11-13 BROOKHOLLOW AVE BAULKHAM HILLS (NORWEST).



## Spaces available







Lab#	Description	m <sup>2</sup>	Bench 1500W	Sink	Fume Exhaust	Safety Store
101	Dry Lab	13	2	-	-	-
102	Dry Lab	10	2	-	-	-
103	Dry Lab	11	2	-	-	-
104	Dry Lab	11	2	-	-	-
105	Dry Lab	10	2	-	-	-
106	Dry Lab	13	2	-	-	-
107	PC2 Wet Lab	60	15	1500w	Artic. Exhaust	-
108	PC2 Wet Lab	11	5	600w	Artic. Exhaust	-
109	PC2 Wet Lab	12	4	600w	Artic. Exhaust	-
201	PC2 Wet Lab	60	13	1500w	Fume Cupboard + Artic. Exhaust	250L Flamm
202	PC2 Wet Lab	23	5	600w	Fume Cupboard	250L Flamm
203	PC2 Wet Lab	25	4	600w	Fume Cupboard	250L Flamm
204	PC2 Wet Lab	13	2	600w	Fume Cupboard	250L Flamm
205	PC2 Wet Lab	60	13	1500w	Fume Cupboard + Artic. Exhaust	250L Flamm
206	Cleanroom	150	AVAILABLE	3000w	Available	-



GROUND LEVEL



LEVEL ONE

- KEY:**
-  Lab grade C frame workbench 1500w
  -  Stoneware sink
  -  Safety Shower
  -  Fume Cupboard 1500w
  -  Articulated exhaust device
  -  Safety Storage cabinet with drawers



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