



# Expression of Interest Canberra CBD

**On behalf of:**

**Frazer-Nash Consultancy**

**1 April 2022**

**Submissions to be lodged with:**

**Gillian Heath**

**[gheath@lpc.com.au](mailto:gheath@lpc.com.au)**

**By 5pm Thursday 14 April 2022**

## Canberra CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Frazer-Nash Consultancy in relation to their Canberra CBD office requirement. Frazer-Nash is a leading systems, engineering and technology company. Frazer-Nash helps organisations deliver innovative engineering and technology solutions to make lives safe, secure, sustainable, and affordable. For more information, please visit [www.fncaustralia.com.au](http://www.fncaustralia.com.au)

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	A grade office accommodation that provides high quality services, good level of natural light and end of trip facilities.
<b>Lettable Area</b>	Subject to final space planning, an area of circa 200 to 250 sqm is required.
<b>Location</b>	Canberra CBD (Civic)
<b>Lease Commencement</b>	A lease commencement date of 1 November 2022.
<b>Lease Term</b>	An initial lease term of 3 years will be considered with option/s to renew.
<b>Premises Condition</b>	Preference is for a high quality fit out with a minimum 15 workstations, reception area, kitchen, boardroom and meeting rooms. Open plan refurbished premises will also be considered.
<b>Access for Fit-out</b>	Where a fitout is required, access will be required no later than 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works. Where an existing fitout is in place, the earlier access will be dependent on the level of fitout alterations required.
<b>Contraction/Expansions</b>	Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.
<b>Energy Rating</b>	The preference is for not less than a 4.0-star NABERS Energy and Water rating building.
<b>Green Star Rating</b>	The preference is for the building to contain a Green Star rating, however not essential.

### Car Parking & Storage

To be confirmed, however please advise the number of car spaces available and including rates.

### Consultants Fees

Our client requires reimbursement of their professional occupier advisory fees.

### Agent Appointments

LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

## Lodgement Details

Each party must nominate and complete a checklist with the details of premises that meet our client's requirements. Details to be submitted to our office by 5:00pm Thursday, 14 April 2022.

Submissions are to be lodged with Gillian Heath | [gheath@lpc.com.au](mailto:gheath@lpc.com.au) | 1300 415 215