



Expression of Interest Sydney CBD

On behalf of:

Accru Felsers

11 April 2022

Submissions to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm Wednesday 20 April 2022

Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for the Accru Felsers in relation to their Sydney CBD office requirement. Accru Felsers is a globally focused, mid-tier accounting firm providing a full range of accounting, tax, audit, international advisory and financial planning services. Accru Felsers provides a total support system to help achieve financial value and business growth. For further information visit <https://www.accrufelsers.com>

The Requirement

Item	Comments
Current Address	Accru Felsers currently occupies 800sqm on Level 6, 1 Chifley Square under a lease expiring 31 May 2023.
Type of Accommodation	'A' or 'B' Grade standard office accommodation that provides high quality services.
Lettable Area	Requirement of circa 1,000 – 1,200sqm. Preference is for space that benefits from good natural light and views.
Location	<p>Primary focus is Sydney CBD bounded by;</p> <ul style="list-style-type: none"> - North of Martin Place, - West of Macquarie Street, - East of George Street, and - South of Circular Quay <p>Secondary locations within close proximity to the above, will be considered.</p>
Lease Commencement	A lease commencement date of 1 June 2023. Subject to early access.
Condition	Both modern fitted and fully refurbished space will be considered. For those Premises with an existing fitout the ideal configuration would consist of a reception, multiple meeting rooms of various sizes, boardroom room, collaboration areas, 20 offices, and largely open plan workspace with the ability to accommodate 100 workstations.
Lease Term	An initial lease term of 10 years will be considered with option/s for renewal, early termination, expansion rights and contraction rights.

Access for Fit-out	Depending on the level of fitout required access may be required no later than 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
Energy Rating	The preference is for not less than a 4.0-star NABERS Energy rating building and green star rated building.
Parking	Preference for 8-10 car spaces located within the building.
Other	Buildings with a high level of amenity and community will be well regarded (i.e., gym/yoga classes, café, third spaces, end of trip facilities etc.)
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 Wednesday, 20 April 2022.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au
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