



Expression of Interest Blacktown

On behalf of:

HammondCare

28 April 2022

Submissions to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm Thursday 12 May 2022

Blacktown & Surrounding Suburbs – Office Accommodation

LPC has been appointed to act as Occupier Advisor for HammondCare in relation to their Blacktown and surrounding suburbs office requirement. HammondCare is an independent Christian charity providing health, palliative care, dementia, and aged services. For further information visit www.hammond.com.au

The Requirement

Item	Comments
Type of Accommodation	Good quality office accommodation that provides high quality building services. Premises must be DDA accessible with DDA bathroom available on the floor.
Lettable Area	Requirement of circa 350sqm
Location	Blacktown and surrounding suburbs will be considered, provided there is good access to transport links.
Lease Commencement	A lease commencement date of 1 November 2022.
Lease Term	An initial lease term of 3 to 5 years will be considered with option/s to renew.
Premises Condition	Both existing modern open plan fit outs and fully refurbished space will be considered. For those premises with an existing fit-out, the ideal configuration would consist of <ul style="list-style-type: none"> • 35 workstations in open plan layout • 1 x 10-person training room, • 3 x 2-to-4-person meeting rooms • Kitchenette
Access for Fit-out	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.
Car Parking	No designated parking is required but would require adequate off and on street public parking.
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, 12 May 2022.

Submissions are to be lodged with Gillian Heath | gheath@lpc.com.au | 1300 415 215