



# Expression of Interest Melbourne CBD & East Melbourne

**China Books**

**New premises search**

**July 2022**

**Submissions to be lodged with:**

**Adrian Gerber**

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

**By 5pm Wednesday 27<sup>th</sup> July 2022**

LPC has been appointed to act as Occupier Advisor for China Books in relation to their Melbourne CBD and East Melbourne office/retail requirement.

China Books are currently based on Swanston Street Melbourne and is a major supplier of Chinese learning and medicine books in Australia.

## The Requirement

Item	Comments
<b>Type of Accommodation</b>	B and C grade office accommodation - 1 <sup>st</sup> floor and above
<b>Use</b>	Retail and on-line sales of Books, Chinese Herbs, Medicines and Acupuncture Needles
<b>Lettable Area</b>	Requirement of circa 200-300 sqm of office space
<b>Location</b>	Melbourne CBD including East Melbourne/Jolimont
<b>Lease Commencement</b>	Q1 2023
<b>Condition</b>	Well-presented building with good natural light. Preference for clear refurbished space, however fitted space (that can easily be removed) may be considered
<b>Lease Term</b>	3-5 year initial term depending on the suitability of the site
<b>Amenities</b>	<ol style="list-style-type: none"> <li>1. Well maintained building services</li> <li>2. 24/7 access,</li> <li>3. Good accessibility to public transport,</li> <li>4. High speed internet</li> <li>5. Goods lift</li> </ol>
<b>Access for Fit-out</b>	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 fit out works.
<b>Consultant's Fee</b>	Reimbursement of our client's professional occupier advisory fees.
<b>Agent Appointments</b>	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, 27 July 2022.

Submissions are to be lodged with  
1300 415 215

Adrian Gerber | [agerber@lpc.com.au](mailto:agerber@lpc.com.au)