



Expression of Interest Busselton

Silverchain

Submissions to be lodged with:

John Adcock

jadcock@lpc.com.au

By 5pm Thursday 10 November 2022

Busselton Accommodation

LPC has been appointed to act as Occupier Advisor for Silverchain in relation to its Busselton office requirement. Silverchain is the leading provider of complete in-home care services in Australia.

Item	Comments
Current Address	Silverchain currently occupies office space at 58 West Street, West Busselton.
Type of Accommodation	Good quality office accommodation that provides high quality services, a high level of natural light and a stimulating work environment.
Lettable Area	Requirement of circa 550 to 650sqm
Location	Busselton Central or surrounding suburbs but no further west than Busselton Health Campus
Lease/Purchase	Silverchain will consider a purchase or lease with a preference to own . Please provide details of purchase cost or lease terms specifying rents and outgoings and incentives offered.
Premises Condition	<p>The Proposed Premises must satisfy the following:</p> <ul style="list-style-type: none"> ▪ Compliance with latest versions of the BCA ▪ Compliance and incorporation of all health care facilities guidelines requirements ▪ Compliance and incorporation of disability access provisions as required under law <p>The ideal fitout configuration would comprise:</p> <ul style="list-style-type: none"> ▪ 3 clinics ▪ 2 Consulting Rooms ▪ 40 Car bays (6 Client 2 of which would be accessibility bays, 34 Staff Bays) ▪ 3 Toilets (one accessibility adjoining waiting room, one Male with multiple cubicles, one Female with multiple cubicles) ▪ 3 Storerooms (1 large clinical consumables, 1 large nonclinical, 1 allied health) ▪ Utility room for digital services network ▪ 4 Meeting Rooms (1 Large 20pax, 2 Medium 10pax, 1 Small 5-6pax)

- Waiting room – 4-6 clients
- Waste and Sluice room compliant with Health Care facility guidelines
- Kitchen – medium sized to allow 8 staff to sit down and eat
- Workstations - 20
- 1 Cleaners Room with chemical cupboard
- Reception area with a screen separating the client waiting area and staff

Lease Term

An initial lease term of at least 5 years will be considered with two (2) options to renew for 5 years each

Access for Fit-out

Access will be required no later than 4 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.

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 together with the proposed financial purchase/lease details.

Any queries should be directed to John Adcock on 0413 279 301 or jadcock@lpc.com.au

Details to be submitted to our office by 5:00pm Thursday 10 November 2022.

Submissions are to be lodged with

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