



# Expression of Interest Parramatta

**On behalf of:**

**Austbrokers Comsure**

**31 January 2023**

**Submissions to be lodged with:**

**Gillian Heath**

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

**By 5pm Monday, 13 February 2023**

## Parramatta – Office Accommodation

LPC has been appointed to act as Occupier Advisor for Austbrokers Comsure in relation to their Parramatta office requirement. Austbrokers Comsure is a leading Australian Insurance Broker providing expert advice to help navigate insurance. For further information visit [www.abcomsure.com.au](http://www.abcomsure.com.au)

### The Requirement

| Item                         | Comments   |
|------------------------------|--|
| <b>Type of Accommodation</b> | A grade office accommodation that provides high quality building services i.e., high level of security, end of trip facilities.                                  |
| <b>Lettable Area</b>         | Requirement of circa 200 to 250sqm   |
| <b>Location</b>              | Parramatta CBD, within 250m of the train station.  |
| <b>Lease Commencement</b>    | Targeting a lease commencement date of Q2/3, 2023.   |
| <b>Lease Term</b>            | An initial lease term of 5 years will be considered with option/s to renew.  |
| <b>Premises Condition</b>    | Preference for fitted space, the ideal configuration would consist of reception, boardroom, meeting room, 4 offices, 10-12 workstations and kitchen.             |
| <b>Access for Fit-out</b>    | Access will be required no later than 2 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works. |
| <b>Car Parking</b>           | 8 car spaces required within the building, or nearby.  |
| <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 Monday, 13 February 2023.

Submissions are to be lodged with

Gillian Heath | [gheath@lpc.com.au](mailto:gheath@lpc.com.au) | 1300 415 215