

lpc



Expression of Interest Western Sydney

Confidential Client

February 2023

LPC has been appointed to act as Occupier Advisor on behalf a leading integrated manufacturing group and a member of the S&P/ASX 200 Index in relation to its property requirements in Western Sydney.

Introduction

Our client has two requirements in Western Sydney. A larger site to be used as a regional distribution hub and a smaller site that will be used to manufacture its product. They maybe co-located but that is not essential.

Requirement

Item	Comments	
Type of Accommodation	Vacant land, hard stand or under-developed site that meets the specifications set out below.	
	Requirement 1	500 m ² of office/workshop space (but not essential) 15,000 – 20,000 m ² of yard/hard stand.
	Requirement 2	7,500 – 10,000 m ² of yard/hard stand.
Lettable Area	Co-location Option	25,000 – 30,000 m ² of yard/hard stand.
	Requirement 1	Central, South Western and Outer Western regions of the Sydney metropolitan area.
	Requirement 2	Proximate to the Western Sydney Airport (but excluding any land in the recently rezoned WSA Aerotropolis Precinct).
Location	Co-location Option	Proximate to the Western Sydney Airport (but excluding any land in the recently rezoned WSA Aerotropolis Precinct).
	Lease Commencement	October 2023
Car Parking	Access to on-site parking for staff	
Premises Requirement	Ideally two street frontages with good accessibility for heavy vehicles including semi-trailer and B-double vehicles. Good accessibility to M4, M5 and/or M7.	

Tenure	Requirement 1	Leasehold
	Requirement 2	Leasehold of Freehold
	Co-location Option	Leasehold or Freehold

5-year initial term plus options depending on the suitability of the site.

Lease Term

May consider longer term for the larger co-location option.

Other Requirements	Requirement 1	The site must be located on an approved B-Double route. The site can be zoned IN1 or IN2.
	Requirement 2	The site must be zoned IN1.
	Co-location Option	The site must be located on an approved B-Double route. The site can be zoned IN1.

Early Access

Access will be required no later than 3 months prior to lease commencement with the ability to trade from the premises upon relocation of stock and the completion of any fit out 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.
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Lodgement Details

Each party must nominate and provide the details of premises that meet our client’s requirements. Details to be submitted to our office by 5:00pm Friday, 10 March 2023.

Submissions are to be lodged with Michael Raymond | mraymond@lpc.com.au | + 61 419 477 712