



lpc



# Expression of Interest

On behalf of:

**MARKET FAIR**

**21 March 2023**

Submissions to be lodged with:

Adrian Gerber

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

By 5pm Friday 31 March 2023

## Melbourne Suburban Accommodation

LPC has been appointed to act as Occupier Advisor for MARKET FAIR in relation to their suburban Melbourne showroom requirement. MARKET FAIR is an indoor Vintage & Makers market that brings together the best of handmade, fashion, antiques, memorabilia, collectables and more. MARKET FAIR is currently based in Ferntree Gully and is looking for opportunities to expand their offering.

For more information, please visit [www.visitmarketfair.com.au](http://www.visitmarketfair.com.au)

## The Requirement

Item	Comments
<b>Type of Accommodation</b>	Showroom or warehouse accommodation with exposure to main road or high traffic adjacencies. Main Road or Homemaker/Shopping Centres will be considered.
<b>Lettable Area</b>	An area of 1,500 – 2,000 sqm is required.
<b>Locations</b>	Frankston/Mornington Croydon/Lilydale/Healesville North of the CBD to Preston
<b>Lease Commencement</b>	July to November 2023
<b>Lease Term</b>	An initial lease term of 5 years will be considered with option/s to renew.
<b>Premises Condition</b>	Level concrete floor with air-conditioning
<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>Signage</b>	Building and/or Pylon signage is required
<b>Special lease conditions</b>	The ability to licence areas of the premises to individual small businesses
<b>Car Parking &amp; Other</b>	Customer parking is required within close proximity to the premises
<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 Friday, 31 March 2023.

Submissions are to be lodged with

Adrian Gerber | [agerber@lpc.com.au](mailto:agerber@lpc.com.au) | 1300 415 215