

lpc



Expression of Interest Sydney Accommodation

Confidential Client

April 2023

LPC has been appointed to act as an Occupier Advisor in relation to our confidential client’s industrial property requirements in Sydney. Our client is the Australian subsidiary of a major, multi-national company that provides a range of high-tech products and solutions to state and federal governments throughout the Oceania region.

The Requirement

Item	Comments
Type of Accommodation	New purpose-built (preferred) or prime quality pre-existing warehouse and office accommodation that can be retrofitted to meet the specifications set out below.
Lettable Area	1,200 m ² of office space. 1,300 m ² of warehouse/workshop space.
Growth Requirement	It is anticipated that our client’s requirement will increase in line with its business growth over the next 5 -10 years and its space requirements will double during that period, i.e. there will be a requirement for an additional 2,500 m ² of office/warehouse.
Location	Will consider any suitable site in the Central, Southern, South Western and Outer Western regions of the Sydney metropolitan area.
Lease Commencement	Pre-existing Accommodation - August 2023 Purpose built Accommodation – To be confirmed but estimated to be approximately 1 September 2024.
Car Parking	Access to on-site parking of 80 cars for staff and visitors.
Premises Requirement	Access (ideally, one entry and one exit gate to allow for the flow of one-way traffic). Access should allow for medium sized transportation vehicles. Good accessibility to M4, M5 and/or M7. Ideally, public transportation should also be accessible nearby. Perimeter and security requirements: <ul style="list-style-type: none"> a. Fully fenced 2.4m with three strands of barbed wire. b. Access control via FOB Gate and doors. c. Perimeter security beams. d. Perimeter and indoor security cameras. 3 phase power available at the site. Fibre-to-the-premises (FTTP). 6 metre ceiling height in warehouse/ Training and workshop areas. 2.4 metre ceilings in office areas.

Our client is committed to reducing greenhouse gas emissions and improving its environmental performance. It will be a requirement that the building is able to provide a range of sustainable initiatives such as (but not limited to) on-site renewable energy, water sensitive design, sustainable building/construction materials and innovative building design.

Sustainability

Specific Energy requirements include:

- a. Building Efficiency C < 80 [KWh/m²/year.
- b. Solar panel for electricity.
- c. Solar hot water.
- d. 100% green energy with International Renewable Energy Certificate (I-REC) or at least the Renewable Energy Certificate (REC).

Lease Term

5-year initial term plus options. Our client will consider a longer initial term (and options) dependent upon the site’s ability to meet all of requirements set out in this brief.

Intended Use

Office, administration and training facilities, general warehousing and maintenance facilities.
Standard hours Monday to Friday is from 0600 – 1930.
As required, the site should be accessible 24 hours/ 7 days per week.

Early Access

Access will be required no later than 4 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.

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, 14th April 2023.

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