



lpc cresa



# Expression of Interest South Sydney Accommodation



Prepared for:  
**Bubble Gum Clothing Outlet**  
30 July 2019

Prepared by  
**Michael Raymond**  
**LPC Cresa**

Level 3, 16 O'Connell Street  
Sydney NSW 2000

LPC Cresa has been appointed to act as Occupier Advisor for the Bubble Gum Clothing Outlet in relation to its South Sydney accommodation requirements.

## The Requirement

Item	Comments
<b>Current Location</b>	435 West Botany Street, Rockdale.
<b>Type of Accommodation</b>	<p><b>Option 1</b> – Warehouse outlet/warehouse storage building accessed via a single roller shutter door with direct main road exposure; or</p> <p><b>Option 2</b> – A separate warehouse outlet with direct main road exposure <b>AND</b> warehouse storage premises</p>
<b>Lease Type</b>	Direct and sublease options will be considered
<b>Lettable Area</b>	<p><b>Option 1</b> – Total area of 500 to 600 square metres; or</p> <p><b>Option 2</b> – Bulky good outlet of 200 to 300 square metres <b>AND</b> Warehouse storage of 200 to 300 square metres.</p>
<b>Location</b>	Within a 5km radius from the Sydney Airport including Alexandria, Mascot, Botany, Pagewood, Maroubra, Rockdale, Arncliffe, Rosebery, Pagewood and Beaconsfield, preferably located on a main arterial road.
<b>Lease Term / Access for Fit-out</b>	<p>A lease commencement date in 4<sup>th</sup> quarter 2019 is anticipated. Access for fit out works will be required no later than two (2) months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.</p> <p>A lease term of 3 years, with options, will be considered.</p>
<b>Car Parking</b>	Off street parking or all day street parking
<b>Other Factors</b>	<p>Other factors to be considered favorably include:</p> <ul style="list-style-type: none"> <li>• Internal height clearance of warehouse 6.0 metres;</li> <li>• Good street exposure with high vehicle and foot traffic;</li> </ul> <p>Please refer and complete detailed checklist.</p>



### Agent Appointments

LPC Cresa will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

## Lodgment 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, 12 August 2019.

Submissions are to be lodged with:

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