



Expression of Interest WA Northern Hub

SilverChain

10 April 2024

Submissions to be lodged with:

Graham Postma

gpostma@lpc.com.au

By 5pm Friday 19 April 2024



Expression of Interest SilverChain Northern Hub SDC Office Accommodation

Northern Hub SDC

LPC has been appointed to act as Occupier Advisor to SilverChain for its Northern Hub office requirement.

The Requirement

Item	Comments
Type of Accommodation	"A" Grade office accommodation with services consistent with the PCA office matrix.
Lettable Area	Subject to final space planning an area of circa 700 to 750 sqm is required, with expansion and contraction rights of 25% +/- during the Lease term.
Location	Joondalup CBD, Wanneroo area with good signage.
Lease Commencement	A lease commencement date during Q4 2024.
Lease Term	An initial lease term of 5 years, with a longer lease term considered subject to reasonable expansion/contraction/early termination provisions.
Fit-out and Access	Our client's preference is for fitted out space with minimal alteration required. Access for fitout will be required 4-6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
Lease Flexibility	The provision for option terms and known contraction/expansion rights, and early termination rights will be an important consideration.
ESG	Sustainability is important, please provide details including NABERS Energy and Water ratings.
Car Parking & Storage	Please advise the number of exclusive and dedicated spaces available. SilverChain require parking for fleet, staff, and visitor parking - up to 67 spaces depending on location and availability of Public Transport
Use	Office Use preferably adjacent to health service providers and medical
Fitout Requirements	A combination of workstations (40-45) Meeting and Training Rooms, clinics, storage and utility rooms, reception will be required. Provision of EOT facilities will be required.
Consultants Fees	Our client requires reimbursement of their professional occupier advisory fees.
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 complete a checklist with the details of premises that meet our client's requirements. Details to be submitted to our office by 5pm Friday 19 April 2024.

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