

lpc cresa 



Expression of Interest Parramatta Accommodation



Prepared for:

Anglicare

19 October 2019



Submission to be lodged with:

Ian Potgieter

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By 5pm, 28th October 2019

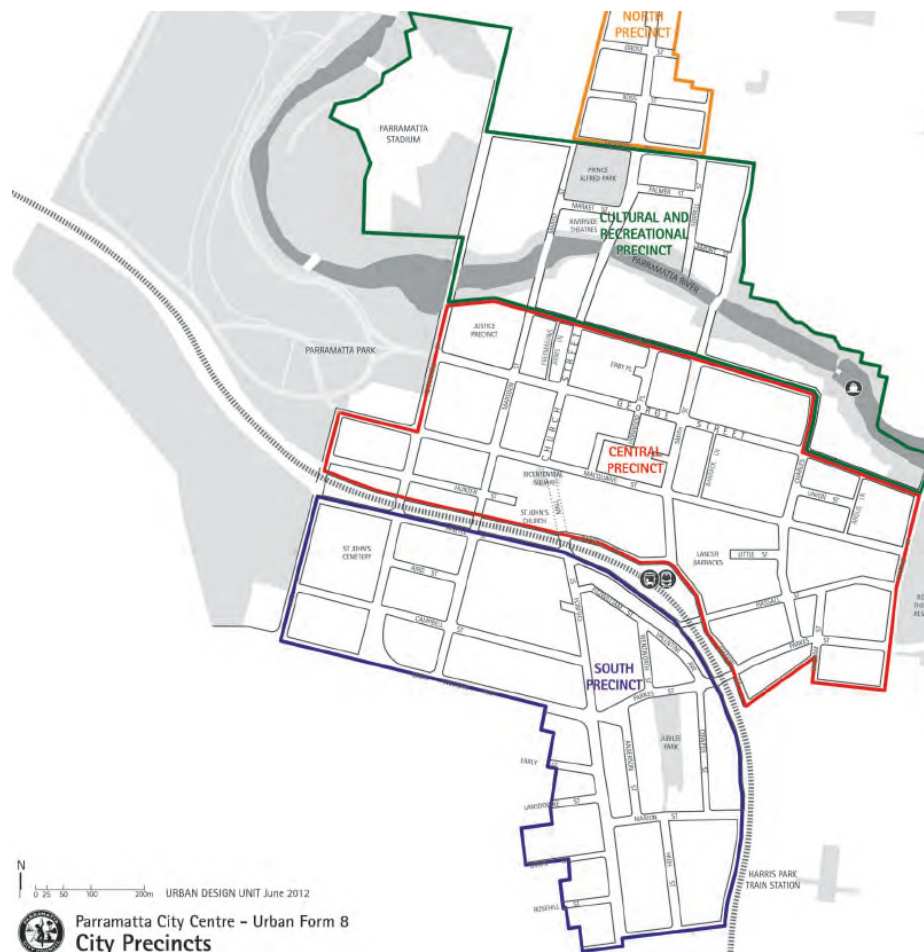
Lpc Cresa has been appointed to act as Occupier Advisor for Anglicare in relation to their Parramatta office accommodation requirements.

Anglicare is a Christian not-for-profit organisation supporting people within the community who are ageing, vulnerable or marginalised. For further information visit www.anglicare.org.au

Anglicare are currently located at 31-39 Macquarie Street, Parramatta and their existing lease is due to expire 29 February 2020. The site is utilised by Anglicare's Community Services.

The Requirement

Item	Comments
Current Location	Level 5, 31-39 Macquarie Street, Parramatta NSW 2150
Type of Accommodation	“B” Grade standard office accommodation
Lease Type	Direct and sublease options will be considered
Lettable Area	Approximately 700 sqm
Location	Refer to Map. First Preference is for Central Precinct. South Precinct or Cultural and Recreational Precinct may be considered if premises is located within walking distance of Parramatta train station.



Parramatta Accommodation

Condition Preference for refurbished to base building premises, however fitted premises will be considered.

The fitted premises to accommodate up to 57 personnel, with the following features well regarded:

- 13 x meeting rooms,
- 4 x training/storage rooms,
- 1 x reception,
- 2 x waiting rooms,
- 1 x kitchen/lunchroom,
- 1 x IT,
- 46 x workstations,
- 11 x hot desks.

Lease Commencement Date A lease commencement date of Q1/Q2 2020 is anticipated. An earlier lease start date may be considered, subject to Early Access for Fit-out.

Lease Term / Early Access for Fit-out An initial lease term of five (5) years is required, with two further options for renewal of three (3) years each.

Early access for fit out works will be required no later than four (4) months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.

Contraction/Expansion Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.

Other Factors Other factors to be considered favourable include:

1. Ground floor spaces would be well regarded.
2. DDA compliant.
3. Requirement for 6-10 exclusive parking spaces.
4. Requirement for signage opportunity at street level.
5. Good accessibility to public transport (i.e. railway station).
6. Premises needs NBN availability.

Energy Rating The preference is for not less than a 4.0-star NABERS Energy rating building. Whilst this rating is desirable, this preference is not set in stone and other lesser rated buildings might be considered.

Consultants Fees (LPC Cresa) Our client requires reimbursement of their professional occupier advisory fees.

Parramatta Accommodation**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.

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 28th October 2019.

Submissions are to be lodged with

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