



# Expression of Interest Adelaide

On behalf of:

**Wotton + Kearney**

**15 August 2025**

Submissions to be lodged with:

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

**By 5pm Friday 22 August 2025**

## Adelaide Accommodation

LPC has been appointed to act as Occupier Advisor for Wotton + Kearney in relation to their Adelaide office requirement. Wotton + Kearney is Australasia’s leading specialised insurance and risk law firm representing the world’s largest insurers and re-insures as well as individual directors and officers. For further information please visit their website [www.wottonkearney.com.au](http://www.wottonkearney.com.au)

### The Requirement

Item	Comments
<b>Accommodation Type</b>	Premium or high “A” Grade office accommodation with services consistent with the PCA office matrix.
<b>Lettable Area</b>	Subject to final space planning an area of 300 sqm +/- 100 sqm is required, with the ability to expand and contract by up 50% +/- during the lease term.
<b>Location</b>	Adelaide CBD, preference of near the Courts.
<b>Lease Commencement</b>	A lease commencement date of Q1 / Q2 2026.
<b>Lease Term</b>	An initial lease term of up to 5-8 years will be considered.
<b>Lease Flexibility</b>	The provision for option terms and known contraction/expansion rights, and early termination rights are a requirement.
<b>Access for Fit-out</b>	Flexible, however, access for fitout up to 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works will be viewed favorably.
<b>Fitout Requirements</b>	Ideal fitout consists of boardroom 20p, 3 meeting rooms, 2 quiet rooms, ~30 workstations and a large kitchen / breakout area.
<b>Energy Rating</b>	Sustainability is important, please confirm the current building ratings and targets, including in particular NABERS Energy and Water as well as Net Zero Carbon targets and availability of electric vehicle charging.
<b>Car Parking &amp; Storage</b>	Please confirm the number of exclusive and dedicated car spaces that can be made available.
<b>Amenity</b>	Please confirm the amenity available within the building and precinct. Our client will be focused on ensuring that the building and precinct benefit from a high level of amenity and contribute to attracting and retaining staff. As a minimum the amenity will provide: F&B (inc Cafes), end of trip facilities and gym/fitness.
<b>Consultants Fees</b>	Our client requires reimbursement of their professional occupier advisory fees.
<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 22<sup>nd</sup> August 2025.

Submissions are to be lodged with [submissions@lpc.com.au](mailto:submissions@lpc.com.au)