

lpc cresa 



Expression of Interest North Shore Accommodation



On behalf of:

StewartBrown

11 November 2019

Submission to be lodged with:

Gillian Heath

gheath@lpc.com.au

By 5pm, 22 November 2019

North Shore Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for StewartBrown in relation to their North Shore office requirements.

StewartBrown is a chartered accountancy firm established in 1939 and a leading provider of accounting, audit and financial advisory services, delivering service beyond numbers. For further information, please visit www.stewartbrown.com.au

The Requirement

Item	Comments
Current Lease	StewartBrown currently occupy circa 780sqm on Level 2, Tower 1, 495 Victoria Avenue, Chatswood on a lease expiring 14 September 2020.
Type of Accommodation	Good quality office accommodation that provides high quality services.
Lettable Area	Requirement in the range of 900 to 1,000sqm over a single floor.
Location	Chatswood or St Leonards
Lease Commencement	A lease commencement date of 15 September 2020
Condition	Both existing fit outs and fully refurbished space will be considered.
Lease Term	An initial lease term of 5 to 7 years will be considered with option/s.
Access for Fit-out	Access for fitout works will be required no later than 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.
Parking	10 to 15 spaces would be required
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.

North Shore 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.

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 Friday 22 November 2019.

Submissions are to be lodged with

Gillian Heath | gheath@lpc.com.au
(02) 9235 1300