



Expression of Interest Penrith CBD & St Marys

On behalf of:

Link Wentworth Housing

9 September 2025

Submissions to be lodged with:

submissions@lpc.com.au

By 5pm Friday, 19 September 2025

Penrith CBD Accommodation

LPC has been appointed to act as Occupier Advisor for Link Wentworth Housing in relation to their Penrith CBD and St Marys office requirement.

Link Wentworth is one of Australia's largest Community Housing providers and their mission is to provide more homes and deliver better services. For more information, please visit their website, www.linkwentworth.org.au.

The Requirement

Item	Comments
Type	Buy or Lease
Type of Accommodation	Modern office accommodation that provides quality services, good level of natural light.
Lettable Area	Requirement of circa 750 sqm to 1,100 sqm of office space with level access and lift, preferably at ground level with street frontage
Location	Penrith CBD & St Mary's near the railway station
Lease Commencement	A lease commencement date of 1 August 2026 is anticipated
Car Parking & Storage	Secure 24-hour parking for 15 vehicles including visitors at or below ground level with lift access (if within the building) or in close proximity (if in another building)
Premises Condition	Preference is for an existing modern fit out, furniture, server room and cabling, kitchen, meeting rooms & boardroom.
Lease Term	An initial lease term of 5 years will be considered with 2 x 5 option/s.
Access for Fit-out	Where a fitout is required, access will be required no later than 1 February 2026 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works. Where an existing fit-out is in place, the earlier access will be dependent on the level of fit-out alterations required.

Building services

Mechanical and electrical services with capacity for a work point density of 10sqm per person

Consultants Cost

Our client requires reimbursement of consultant costs as part of the overall deal.

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.

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, 19 September 2025.

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