

A blue magnifying glass icon with a yellow and orange handle, positioned over the top right corner of the title box.

# Expression of Interest Western Sydney

On behalf of:

**Barbeques Galore**

**10 September 2025**

Submissions to be lodged with:

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

Attn: Edward Andrews

**By 5pm Thursday 25, September  
2025**

## Western Sydney Accommodation

LPC has been appointed to act as Occupier Advisor for Barbeques Galore in relation to their Western Sydney office requirement. Barbeques Galore is Australia's leading retailer of BBQs, outdoor furniture, wood heaters and BBQ accessories. For further information visit [www.barbequesgalore.com.au](http://www.barbequesgalore.com.au)

## The Requirement

Item	Comments
<b>Type of Accommodation</b>	A or B Grade office accommodation with services consistent with the PCA office matrix.
<b>Lettable Area</b>	Subject to final space planning an area of circa 500 sqm is required.
<b>Location</b>	Within a 10-kilometre radius from 350 Parramatta Road, Homebush. (i.e. Homebush/ Sydney Olympic Park, Rhodes, Strathfield, Burwood & Parramatta)
<b>Lease Commencement</b>	A lease commencement date 1 August 2026
<b>Lease Term</b>	An initial lease term of 5 years will be considered with option/s.
<b>Access for Fit-out</b>	Access for fitout will be required 4 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Condition</b>	Preference for premises to be provided with a modern open plan style fit out with workstations (minimum 60), meeting rooms, boardroom, offices, separate kitchen break area, small reception area.
<b>Contraction/Expansions</b>	Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.
<b>Energy Rating</b>	Please confirm ratings, including NABERS Energy and Water.
<b>Car Parking</b>	Access to 50 spaces either in the building or nearby parking station.
<b>Storage &amp; Other</b>	Our client requires on site storage facilities for storage of products and outdoor / terrace areas for cooking demonstrations. On site end of trip facilities is also preferred.

**Consultants Fees**

Our client requires reimbursement of 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.

### 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 Thursday, 25 September 2025.

**Submissions are to be lodged with**

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

**Edward Andrews**

**1300 415 215**