

lpc cresa 



Expression of Interest Sydney Accommodation



Prepared on behalf of:
Local Government Procurement

Submission to be lodged by:

5pm, 22 November 2019

LPC Cresa has been appointed to act as Occupier Advisor for Local Government Procurement in relation to their Sydney CBD office accommodation requirement.

Local Government Procurement (LGP) is a business arm of Local Government NSW and is a fully integrated procurement services supplier, working to provide cost savings through contract panels, consulting, professional development and contract management. Clients include councils, not-for-profits, universities, state government agencies and departments.

For more information please visit <https://lgp.org.au/>

The Requirement

Item	Comments
Current Location	55 Clarence Street, Sydney
Type of Accommodation	B Grade standard office accommodation with services to accommodate up to 1 person per 10 sqm.
Lease Type	Direct and sublease options will be considered
Lettable Area	An area of circa 500 sqm to 600 sqm is required over a single floor.
Location	<p>Sydney CBD, location to be bounded by:</p> <ul style="list-style-type: none"> - Circular Quay to the North - Park Street to the South - Macquarie Street to the East - Sussex Street / Barangaroo to the West <p>Second preference for North Sydney CBD.</p>
Lease Term / Access for Fitout	<p>The anticipated lease commencement date is 1 September 2020. A lease term of 5 years with option/s will be considered.</p> <p>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.</p>
Car Parking	To be confirmed, please confirm parking availability and cost.
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. Good accessibility to public transport (i.e. railway station);
2. High quality building services;
3. Amenity in and surrounding the building (i.e. cafes and restaurants);
4. End of trip facilities.

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.

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 22nd November 2019.

Submissions are to be lodged with

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