



# Expression of Interest

## Sydney Metro

**On behalf of:**

**Australian Meat Emporium**

**5 February 2026**

**Submissions to be lodged with:**

**Edward Andrews**

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

**By 5pm Friday, 20 February 2026**

## Sydney Metro Requirement

LPC has been appointed to act as Occupier Advisor for The Australian Meat Emporium in relation to their Sydney Metro industrial / large format retail requirement. The Australian Meat Emporium is Sydney's largest fresh meat market, proudly family owned and run since 2019, with over 30 years of experience in the Australian meat industry. For further information please visit their website: [www.meatemporium.com.au](http://www.meatemporium.com.au)

## The Requirement

Item	Comments
<b>Proposed Use</b>	Industrial wholesale retail/ showroom outlet.
<b>Lettable Area</b>	Subject to final space planning an area of around 300 - 500 sqm is required.
<b>Location</b>	<p><b>Location 1 – Lower to Upper North Shore</b>  (i.e. Gladesville, Artarmon, Chatswood Macquarie Park, Hornsby)</p> <p><b>Location 2 – Western Sydney / Northwest</b>  (i.e. Parramatta, Northmead, Auburn, Castle Hill, Thornleigh)</p>
<b>Lease Commencement</b>	A lease commencement date Q4, 2026 (subject to DA)
<b>Lease Term</b>	An initial lease term of 5 years with a 5-year option.
<b>Premises Condition</b>	Cold shell with existing fitout removed or premises that contain have food approved fit outs will also be considered.
<b>Access for Fit-out</b>	Access for fitout alterations will be required, subject to extent of work, up to 6 months prior to the lease commencement with the ability to trade from the premises upon the completion of the fit-out works.
<b>Lease Flexibility</b>	The provision for an option, early termination and expansion rights will be well-regarded.
<b>Zoning</b>	Please advise zoning of premises and any existing use rights, if any.
<b>Power</b>	Ideally with 3 phase (300 amps per phase).
<b>Loading Dock / Ceiling Height</b>	On site loading dock and ceiling height minimum of 4.0 metres in height.
<b>Car Parking &amp; Amenities</b>	On site customer parking or adjacent to a public car parking facility.
<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.



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**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, 20 February 2026

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