



# Expression of Interest Sydney CBD

**On behalf of:**

**ESV**

**28 April 2026**

**Submissions to be lodged with:**

**Gillian Heath**

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

**By 5pm Wednesday 7<sup>th</sup> May 2026**

## Sydney CBD Accommodation

LPC has been appointed to act as Occupier Advisor for ESV in relation to their Sydney CBD accommodation requirement. ESV is a leading mid-tier business advisory and accountancy firm. For further information please visit their website <https://esvgroup.com.au>

## The Requirement

Item	Comments
<b>Type of Accommodation</b>	A grade office accommodation
<b>Lettable Area</b>	Subject to final space planning, an area of circa 1,100 – 1,300 sqm is required. The preference is to be located over 1 floor.
<b>Location</b>	Sydney CBD bounded by Pitt Street to the east, Hunter Street to the north, Clarence Street to the west and Market Street to the South. Locations within one city block of the preferred boundary may also be considered as well as Barangaroo.
<b>Lease Start</b>	A lease commencement date of 1 December 2027 is preferred.
<b>Lease Term</b>	An initial lease term of 7 to 10 years will be considered.
<b>Premises Condition</b>	High quality modern fitted space is preferred. The ideal fitout would consist of 12-15 offices, 70-90 workstations, boardroom, 5 meeting spaces, reception and kitchen/breakout.
<b>Access for Fit-out</b>	Dependent on level of alteration/work required - access will be required upon lease execution at least 4 to 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
<b>Amenities</b>	On site end of trip facilities are required and third-party spaces will be well regarded.
<b>Energy Rating</b>	The preference is for not less than a 4.0-star NABERS Energy and Water rating building.
<b>Green Star Rating</b>	The preference is for the building to contain a Green Star rating, however not essential.
<b>Consultants Fees</b>	Our client requires reimbursement of their 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**

All enquiries should be directed to LPC contact details below.

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 Wednesday 7<sup>th</sup> May 2026.

Submissions are to be lodged with

Gillian Heath | [gheath@lpc.com.au](mailto:gheath@lpc.com.au) | 1300 415 215