

lpc cresa 



Expression of Interest Melbourne Accommodation



Prepared for:

SoNet Systems

12 December 2019

Submission to be lodged with:

Matt Collins

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By 5pm, 20 December 2019

Melbourne Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for SoNet Systems in relation to their Melbourne office accommodation requirements.

Established in 1995, SoNET Systems has established a solid reputation for providing software solutions with a particular focus on digital assessment for education markets. SoNET deliver world-class eAssessment software solutions to organisations in many countries, including Australia, New Zealand, Sweden, Israel, the US and the UK.. In June 2019 SoNET Systems became part of RM Results a world-leading provider of digital assessment solutions, part of the UK-listed group RM plc. For more information, please visit www.sonet.com.au.

The Requirement

Item	Comments
Current Location	1a & 15 Gordon Street, Cremorne
Type of Accommodation	B Grade standard office building services consistent with the PCA matrix (i.e. lighting, lifting, air conditioning, power supply, floor space efficiency and the like).
Lease Type	Direct and sublease options will be considered
Lettable Area	400 to 500 sqm over a single floor
Location	Melbourne CBD, Cremorne, Richmond & South Yarra
Condition	Ideally fitted with Boardroom, meeting room/s, reception, kitchen/ breakout area and open plan areas with workstations. Premises presented in a base building condition will also be considered.
Lease Term / Access for Fit-out	<p>A lease commencement date of 15 September 2020 is anticipated. An earlier lease start date may be considered. Access for fit out works will be required no later than three (3) months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.</p> <p>A lease term of 5 years will be considered with a series of 5-year options.</p>

Melbourne Accommodation

**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 natural light,
2. Onsite third spaces (i.e. conference facilities, service office)
3. End of trip facilities,
4. Good accessibility to public transport (i.e. railway station),
5. Amenity in and surrounding the building (i.e. cafes and restaurants).

Energy Rating

The preference is for not less than a 3.0-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.

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.

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 December 2019.

Submissions are to be lodged with

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