

lpc cresa 



Expression of Interest Sydney Accommodation



Prepared on behalf of:



Submission to be lodged with:

Edward Andrews

eandrews@lpc.com.au

By 5pm, 27 February 2020

Lpc Cresa has been appointed to act as Occupier Advisor for Teachers Health in relation to their Sydney dental surgery / eye-care clinic accommodation requirements.

Teachers Health is a not-for-profit health fund that provide health insurance to its members. It owns and operates Health Centres offering optical, dental, physio, chiro and remedial massage services. Teachers Health is a health fund exclusively for the education community, created by teachers for teachers over 60 years ago, and now covering over 340,000 members nationally. For further information, please visit <https://www.teachershealth.com.au/>

The Requirement

Item	Comments
Current Location	Ground Floor, 68 Macquarie Street, Parramatta NSW
Type of Accommodation	Suitable for a dental surgery / eye-care clinic
Lease Type	Direct options only
Lettable Area	220 – 320 sqm over a single ground floor level premises with street exposure
Location	Parramatta CBD, Norwest or The Hills
Condition	Preference for a refurbished open plan premises.
Lease Start Date	A lease commencement date of Q4, 2020/ Q1, 2021 is anticipated.
Lease Term / Access for Fit-out	An initial lease term of five (5) years is required, with several options for renewal of three (3) years. Access for fitout 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.
Other Factors	Other factors to be considered favorable include: <ol style="list-style-type: none"> 1. A high standard of natural light, 2. Ground floor preferable; 3. Onsite parking for customers 4. Good accessibility to public transport (i.e. railway station),

5. Good street presence

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.

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, 27 February 2020.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au
(02) 9235 1300