

lpc cresa 



# Expression of Interest Melbourne & VIC carwash sites



Prepared for:

**Confidential**

14<sup>th</sup> April 2020

Submission to be lodged with:

Matt Collins

[mcollins@lpc.com.au](mailto:mcollins@lpc.com.au)

By 5pm, 1<sup>st</sup> May 2020

## Melbourne Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for an established carwash operator in relation to their Melbourne / VIC requirements.

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	Car wash facility requiring a stand-alone site of 1000 sqm (50m x 20m)
<b>Lease Type</b>	Direct and sublease options will be considered
<b>Lettable Area</b>	1000 sqm land / site
<b>Location</b>	Melbourne, VIC including fringe, suburb's and regional locations
<b>Services</b>	Access to 3-phase power, drainage and plumbing is essential
<b>Lease Commencement / Term</b>	A lease term of 10 years will be considered with a series of 10-year options. Sites that are available immediately and over the next 12 months will be considered
<b>Other Factors</b>	Other factors to be considered favourable include: <ol style="list-style-type: none"> <li>1. Good external lighting and security</li> <li>2. Main road exposure, ideally located within a busy LFR shopping centre or the front of an industrial complex</li> <li>3. Good access in an out of the site</li> <li>4. Signage opportunities STCA</li> </ol>
<b>Agent Appointments</b>	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 the details of premises that meet our client's requirements. Details to be submitted to our office by 5:00pm Friday 1<sup>st</sup> May 2020.

Submissions are to be lodged with

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