

**lpc cresa** 



# **Expression of Interest Sydney Accommodation**



On behalf of:

**Johnson Winter & Slattery**

25 January 2021

Submission to be lodged with:

**Edward Andrews**

**eandrews@lpc.com.au**

By 5pm, 10 February 2021

## Sydney Accommodation

Johnson Winter & Slattery (JWS) is a leading independent Australian law firm with over 65+ partners nationally and supported by more than 300 lawyers, business development, finance, HR and IT professionals. JWS is engaged by major Australian and international corporations on their transactions, disputes and other business activities throughout Australia and surrounding regions. For more information, please visit [www.jws.com.au](http://www.jws.com.au)

## The Requirement

Item	Comments
<b>Current Location</b>	Part Levels 3 and 23 & Levels 24-25, 20 Bond Street, Sydney
<b>Type of Accommodation</b>	Premium or A grade standard office accommodation. The premises must provide good natural light and amenity including: end of trip facilities; cafes and third-party shared (flexible) spaces.
<b>Lettable Area</b>	Subject to final space planning an area of circa 3,000 sqm to 3,500 sqm is required. The preference is to be located over contiguous floors.
<b>Location</b>	Sydney CBD, north of Park Street.
<b>Lease Commencement Date</b>	A lease commencement date from 1 July 2022. The tenant will require access 6 months prior the Lease Commencement Date for fit out works, with the ability to trade from the premises upon the completion of fit out works.
<b>Condition</b>	High quality legal style fit out and/ or fully refurbished space will be considered. Submissions with existing fit outs should include floorplans in their submission. Submissions assuming base building condition should include test fit layout where available.
<b>Lease Term</b>	An initial lease term of 8-10 years will be considered with option/s for renewal and early termination rights.
<b>Access for Fit-out</b>	Access for fitout works will be required not later than 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Parking</b>	Please provide details of parking within the building - including asking rates. Please also provide details of nearby commercial parking facilities.
<b>Energy Rating</b>	The preference is for not less than a 4.0-star NABERS Energy rating building.

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**Other**

Other factors considered favourably include:

1. Expansion and Contraction Rights
2. A high standard of natural light,
3. Good accessibility to public transport
4. High level of amenity surrounding the building (i.e. cafes and restaurants).
5. End of trip facilities
6. Back-up power facilities

**Consultants Fees**

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.

## Lodgment 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 pm, Wednesday, 10 February 2021.

Submissions are to be lodged with

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