

lpc cresa 



Expression of Interest Adelaide CBD Core and Frame



Prepared for:

Adbri Limited

Prepared by:

Henry Mathews, LPC Cresa

9 February 2021

Level 24, 91 King William Street
Adelaide SA 5000

Adelaide Accommodation

LPC Cresa has been appointed to act as Occupier Advisor for Adbri Limited in relation to its Adelaide office accommodation requirements.

The Requirement

Item	Comments
Type of Accommodation	Low A Grade or High B Grade standard office building with services consistent with the PCA matrix (i.e. lighting, lifting, air conditioning, power supply, floor space efficiency and the like), efficient floor plates and excellent natural light.
Lease Type	Direct and sublease options will be considered.
Lettable Area & Location	1,100 - 1,500 sqm subject to final space planning. Adelaide CBD Core, CBD Frame.
Parking	Parking for 100 cars, either on-site or adjoining multi-deck facilities.
Premises Condition	Refurbished premises to base building standard and open plan layout including new ceiling grid and tiles, LED lighting, carpet, bathrooms and foyer. OR Where an existing fit out is already in place a high quality, modern (less than 5 years) open plan fit-out will be considered.
Lease Term / Access for Fit-out	A lease commencement date of 1 October 2021 is anticipated. Initial lease term of 5 or 10 years with a break clause after year 5 or year 8. Regardless of whether it is clear or fitted, access for fit-out works would be required at least 16 weeks prior to lease commencement.
Energy Rating	The preference is for not less than a 4.5-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.

Adelaide Accommodation**Other Factors**

Other factors to be considered favourably include: High standard of building services with after-hours, 24/7 access, on site end of trip facilities (i.e. showers, bicycle racks), high speed internet, good surrounding amenities (i.e. café, restaurants, etc.) and good security.

**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.

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 5:00pm Wednesday, 17 February 2021.

Submissions are to be lodged with:

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