

**lpc cresa** 



# **Expression of Interest Sydney Accommodation**



**On behalf of:**

**Restaurant and Catering Australia**

**15 March 2021**

**Submission to be lodged with:**

**Edward Andrews**

**[eandrews@lpc.com.au](mailto:eandrews@lpc.com.au)**

**By 5pm, 24 March 2021**

R&CA delivers tangible outcomes to small businesses within the hospitality industry by influencing the policy decisions and regulations that impact our industry. R&CA is committed to ensuring the industry is recognised as one of excellence, professionalism, profitability, and sustainability. This includes advocating to Government at a Federal, State and Local level about the broader social and economic contribution of the sector to industry and government stakeholders, as well as highlighting the value of the restaurant experience to the public. For more information, please visit [www.rca.asn.au](http://www.rca.asn.au)

## The Requirement

Item	Comments
<b>Current Location</b>	Level 3, 154 Pacific Highway, St Leonards NSW 2065
<b>Type of Accommodation</b>	B grade standard office accommodation will be considered.
<b>Lettable Area</b>	Subject to final space planning an area of circa 220 sqm to 250 sqm is required.
<b>Location</b>	First Preference - St Leonards, Crows Nest, and North Sydney Second Preference – Sydney CBD
<b>Lease Commencement Date</b>	A lease commencement date from 1 January 2022. The tenant will require access 4 months prior the Lease Commencement Date for fitout works, with the ability to trade from the premises upon the completion of fitout works.
<b>Condition</b>	Existing and speculative fitouts preferred. Ideal layout to include 10 workstations, 6 offices, 1 boardroom, 1 meeting room and a kitchen / breakout. Submissions with existing fitouts should include floorplans in their submission.
<b>Lease Term</b>	An initial lease term of 3-5 years will be considered with option/s for renewal.
<b>Access for Fit-out</b>	Access for fitout works will be required not later than 4 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Parking</b>	Require 6 – 8 car spaces. 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.
<b>Other</b>	Other factors considered favourably include: <ol style="list-style-type: none"> <li>1. A high standard of natural light,</li> <li>2. Good accessibility to public transport and amenity,</li> <li>3. End of trip facilities,</li> </ol>

**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, 24 March 2021.

Submissions are to be lodged with

Edward Andrews | eandrews@lpc.com.au

02 9235 1300