

lpc cresa



# Expression of Interest Adelaide Industrial Requirement



Prepared for:

**Undisclosed Pathology Company**

Prepared by:

**LPC Cresa**

25 October 2021

Level 24, 91 King William Street  
Adelaide SA 5000

## Adelaide Industrial Requirement

LPC Cresa has been appointed to act as the Occupier Advisor for an Undisclosed Pathology Company. Further information about the company will be made available for shortlisted properties.

### The Requirement

Item	Comments
<b>Requirement</b>	Lease.  The strong preference is to lease, however the client would consider purchasing for a suitable property.
<b>Type of Accommodation</b>	Industrial accommodation presenting to a good standard.
<b>Lettable Area</b>	1,200 – 2,000 sqm, subject to final space planning. The ideal configuration is as follows: <ul style="list-style-type: none"> <li>• 10% office.</li> <li>• 10% laboratory.</li> <li>• 30% manufacturing.</li> <li>• 50% warehouse storage.</li> </ul>
<b>Hardstand</b>	1,000 – 1,500 sqm, subject to final space planning. Preference for class 3 shipping container storage rating.
<b>Timing</b>	Q1 2022.
<b>Location</b>	Adelaide Inner North, Outer North, and Inner West industrial precincts.
<b>Term</b>	3 years, with similar options to renew.
<b>Parking</b>	Preference for approximately 15-20 car parks.

**Other**

Other factors considered favourably include:

1. Area for conversion to laboratory and manufacturing facilities.
2. Flammable stores capacity (approximately 60sqm-100sqm)
3. Accessibility to public transport.

**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 the details of premises that meet our client's requirements. Details to be submitted to our office by 5:00pm Wednesday 3rd of November 2021.

Submissions are to be lodged with:

**Henry Mathews**

Manager, South Australia

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