

lpc cresa 



Expression of Interest Melbourne Accommodation



On behalf of:

Teachers Health Fund

25 October 2021

Submission to be lodged with:

Adrian Gerber

agerber@lpc.com.au

By 5pm, 5 November 2021

Teachers Health is private not-for-profit health insurance fund exclusively for teachers & the education community, and look after over 360,000 teachers, education staff and their families around Australia. Teachers Health currently have a Dental & Eyecare location in Richmond and are looking to relocate into the CBD in 2022. Further information on Teachers Health Funds can be found at their website - <http://teachershealth.com.au/>

The Requirement

Item	Comments
Type of Accommodation	Ground floor retail premises with direct street exposure.
Lettable Area	200m2
Location	Preferably in the northern end of the CBD, close to the Universities, Hospitals or Queen Vic Market.
Lease Commencement Date	Q3/4, 2022
Condition	The premises to be provided in a "cold shell" devoid of any fit out. DDA access is required.
Lease Term	An initial lease term of 5 years with options.
Access for Fit-out	Access for fitout works or alterations will be required at least 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
Other	Lessor to provide certification in respect of Lessor works that meets Building Standards including compliance with Council and Fire Regulations.
Consultants Fees	Reimbursement of our client's 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 5pm, Friday, 5 November 2021.

Submissions are to be lodged with Adrian Gerber | agerber@lpc.com.au | 0409 001 004