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Property brief

Adhesif Labels Pty Limited

26 July 2018



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Property brief

Thursday, 26 July 2018

Dear Agent,

Re: Adhesif Labels Pty Limited – manufacturing / office requirement – Sydney

Tenant Representation Services Pty Limited (TRS) has been appointed as Tenant Advocate by Adhesif Labels Pty Limited to search and secure manufacturing & office accommodation for their Sydney based operations.

Client request

Adhesif Labels Pty Limited has strictly requested that any parties in the design or construction industry who wish to potentially participate in this project are to contact TRS directly.

Any party failing to comply with Adhesif Labels Pty Limited's instruction will not be provided with an opportunity.

Property brief

There are seven sections to the Property Brief:

1. Existing Property Details
2. About Adhesif Labels Pty Limited
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

1

Existing property details

Adhesif Labels Pty Limited currently occupies:

- Property : 1-7 Green Street, Banksmeadow
- Area (Sqm) : approx. 300Sqm NLA (Office)
approx. 1,000Sqm GLA (Manufacturing / Warehouse)
- Lease Expiry : 30/06/2021

2



Property brief

2

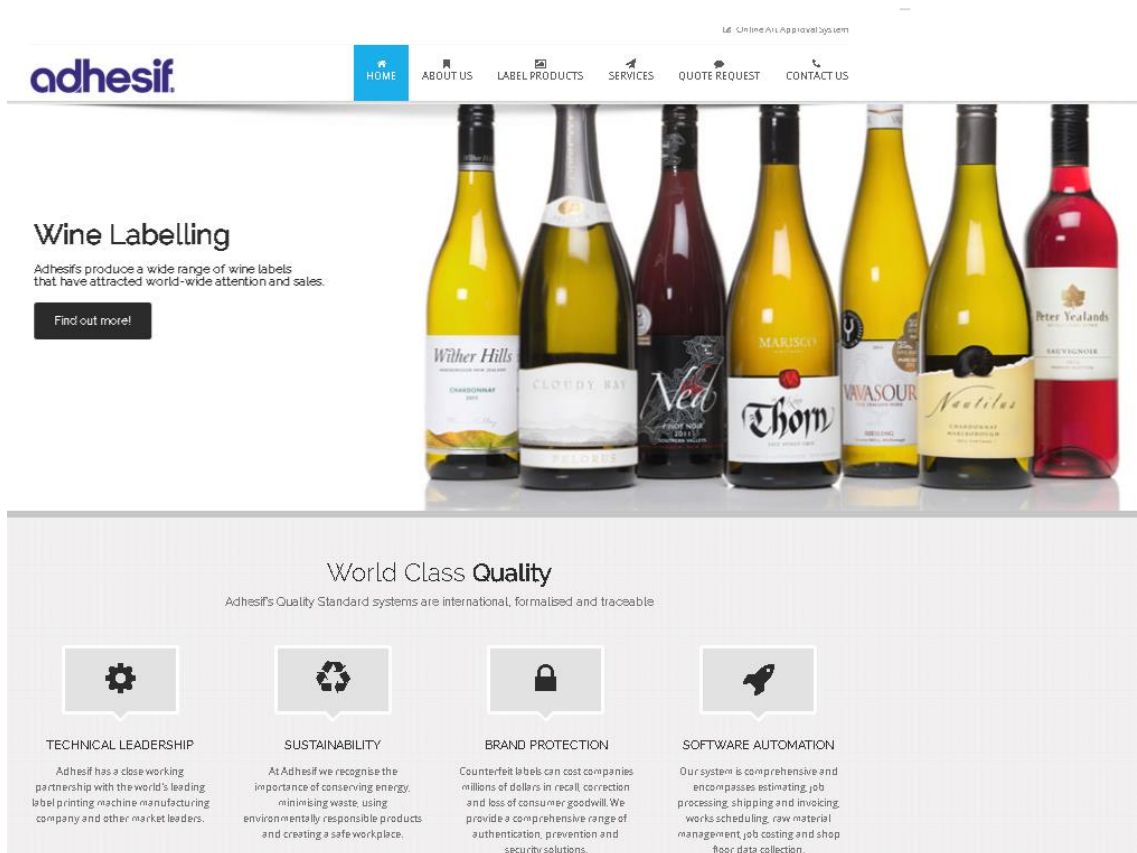
About our client

Adhesif Labels Limited was established in Auckland, New Zealand in 1981

Eight years later, Adhesifs Australian operation began in Sydney. We employ more than one hundred and twenty specialised people who understand every facet of self-adhesive label production. Today, both operations produce self-adhesive labels for local and international companies in every product sector including food, wine, beverage, health food and cosmetic labels.

An on-going research, development and investment programme ensures that the best quality label is delivered at the most competitive price. This objective reflects our company vision. Adhesifs has developed an industry-recognised business model and is seen as a global leader in self-adhesive label technology, production and application.

For further information please refer to their website: www.adhesif.co.nz





Property brief

3

Property requirements

Our client's property requirements are set out as follows;

| | |
|-----------------------------|--|
| • Area | Approximately 3,000 Sqm NLA/GLA Consisting of: Manufacturing / Warehouse - 2,700Sqm GLA Ground Floor Office - 300Sqm NLA |
| • Grade | Industrial |
| • Location | Existing and Greenfield sites preferred as new property option South / West - Preston along M5 corridor (Preferred) Central Western Sydney – M4 Corridor (Considered) North Western Sydney – M2 Corridor (Considered) |
| • Amenities | Min. Warehouse clearance – 8 to 12 metres (10 metres optimal) Installation of minimum 600amps of power to the site Air conditioning & humidity control required Loading dock – ramp style preferable High load floor location required Roller type doors – 3.5-3.9 meters |
| • IT | Standard provisions |
| • Expansion | Right of first refusal over adjacent / contiguous space would be advantageous. |
| • Lease Start | Q1-2020; preference to go earlier |
| • Lease Term | Minimum Ten (10) years plus Option |
| • Lease Type | Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met. |
| • Signage | Yes |
| • Configuration | High quality fitted out options considered – please supply a floor plan or photos to support your nomination. |
| • Public Transport | Good public transport within close proximity to site |
| • Car Parking | Approx. 30 spaces |
| • Security | Quality provisions |
| • Access for fit out | Five (5) months prior to Lease Start |



Property brief

4 Agent's procedures

Agents submitting property details must have valid instructions from the respective building owners. Any Agency disputes that arise from duplicate submissions will be referred to the landlord for resolution.

5 Consultant's fees

Adhesif Labels Pty Limited will pay TRS directly.

6 Submission procedures

TRS would request that proposals that meet with our client's requirements be submitted by **Close of Business on Wednesday, 29 August 2018** to secure inspection timing. Submissions should be emailed to nominations@tenantrep.com.au and contain the following as a minimum:

- Building and address / building owner
 - A brief description of the building and size of the premises
 - Availability date and brief financial parameters
 - The nature of the Agency appointment
-

7 Contact

Mark Lockwood
02 8243 6701
nominations@tenantrep.com.au

We look forward to receiving your submissions and appreciate your co-operation towards a successful solution for our client.

Yours sincerely

Mark McGrath MRICS
Tenant Representation Services Pty Ltd