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Property brief

Hobby King

10 July 2018



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Property brief

Tuesday 10 July, 2018

Dear Agent,

Re: Hobby King – office requirement – Sydney

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

Client request

Hobby King 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 Hobby King'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 Hobby King
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

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Existing property details

Hobby King currently occupies:

- Property : Tower A, 112-118 Talavera Road, Macquarie Park
- Area (Sqm) : 317.6Sqm NLA
- Level(s) : 1
- Lease Expiry : 31/12/2018

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Property brief

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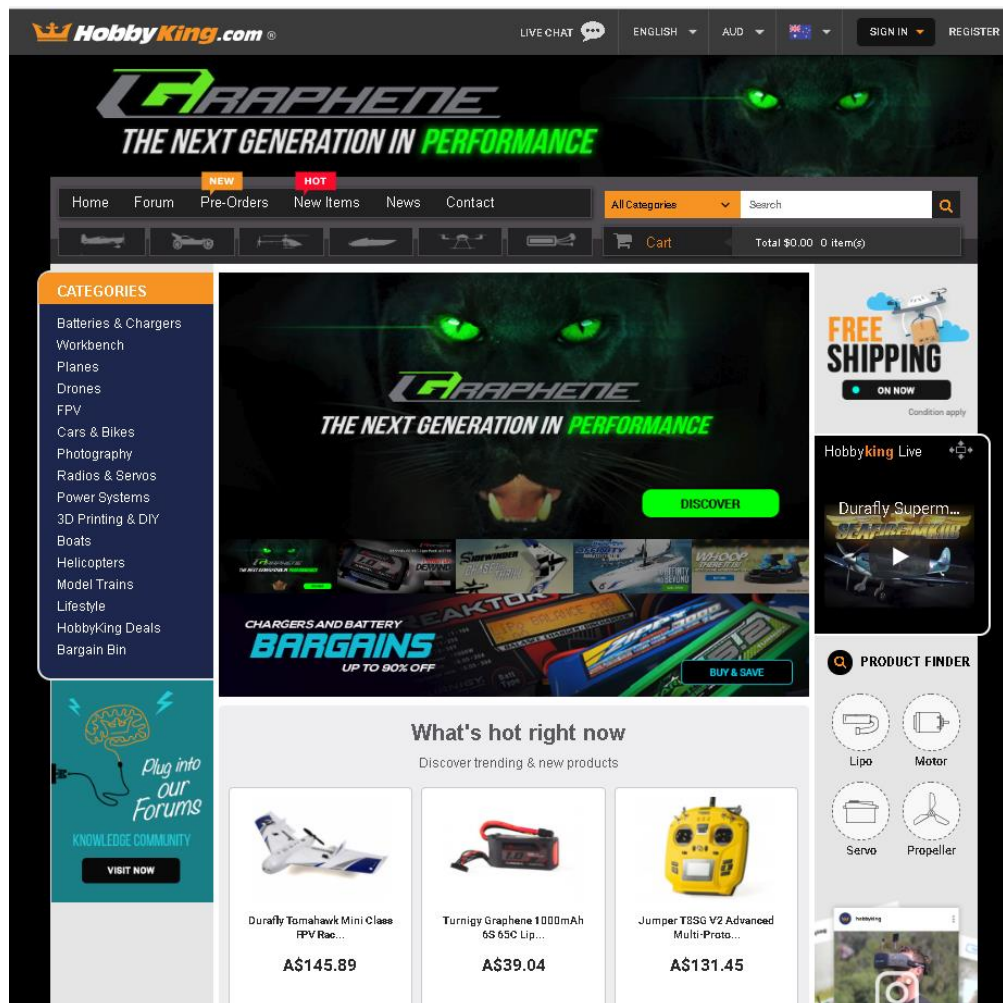
About our client

Who Are We?

Passion, value and service drive us to bring you the very latest at the best price possible. We're always developing and sourcing new model products and then bringing them to you at the lowest price possible while maintaining quality, performance and service.

Our professional team includes engineers from various disciplines as well as designers, R/C officianados, full time sourcing agents, product testers and a lonely marketing manager. Our focus is and has always been on the products, not the hype.

For further information please refer to their website: https://hobbyking.com/en_us





Property brief

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Property requirements

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

- **Area** Approximately 300 to 320 Sqm NLA (subject to space planning).
- **Grade** A / B
- **Location** Macquarie Park, North Strathfield, Homebush, Rhodes & Surrounding areas (close to M4)
- **Amenities** Retail and Cafes in close proximity
- **IT** Standard provisions
- **Expansion** Right of first refusal over adjacent / contiguous space would be advantageous.
- **Lease Start** 1 January 2019
- **Lease Term** Minimum Three (3) years plus Two (2) year option
- **Lease Type** Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
- **Signage** Will Consider
- **Configuration** Preference for a single floor. High quality fitted out options considered – please supply a floor plan or photos to support your nomination. Ground Floor is preferred.
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** 5 Spaces
- **Security** Quality provisions
- **Access for fit out** Two months prior to Lease Start
- **End of Trip Facilities** Required



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

Hobby King 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 Friday, 20 July 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

Conor Whiting
02 8243 6744
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