



You save more

Property brief

Chandler Macleod Group (Newcastle)

12 September 2018



All design, documentation, process and materials herein contained within this document are protected by copyright law. The materials may not be reproduced, distributed, displayed, published, performed or broadcast without prior written permission of Tenant Representation Services Pty Ltd. Any such use of the materials is strictly prohibited expressly authorised by the Copyright Act 1968. Infringers will be prosecuted to the full extent of the law. ©Tenant Representation Services Pty Ltd 2016.



Property brief

Wednesday, 12 September 2018

Dear Agent,

Re: Chandler Macleod Group – office requirement – Newcastle

Tenant Representation Services Pty Limited (TRS) has been appointed as Tenant Advocate by Chandler Macleod Group to search and secure office accommodation for their Newcastle based operations.

Client request

Chandler Macleod Group 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 Chandler Macleod Group'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 Chandler Macleod Group
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

1

Existing property details

Chandler Macleod Group currently occupies:

- Property : 97 Hannell Street, Wickham
- Area (Sqm) : 453Sqm NLA
- Level(s) : Suites 2 & 3, Level 1
- Lease Expiry : 10/02/19 (hold-over)
- Option Period : No

2



Property brief

2

About our client

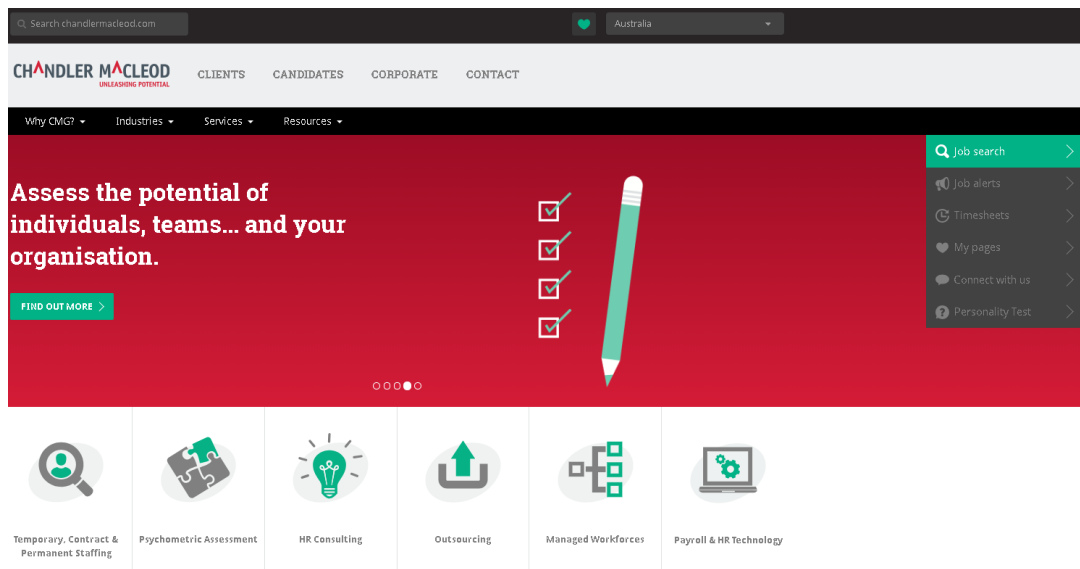
Most organisations say that their people are their greatest asset. For us, it's personal.

With over 1,000 internal employees and 13,000 employees out working on client sites, the Chandler Macleod Group is one of the region's largest employers – so we know what it takes to recruit, select and retain the best people. In fact, everything we do relates to unleashing potential in people and companies; from providing today's career opportunities to planning, measuring and managing the workforces of tomorrow.

At the heart of our commitment to unleashing potential is BestFit™. Founded in 1959, Chandler Macleod was built on psychometric assessment of employees and candidates, to ensure we find the right person-job-environment fit, which allows our people to realise and unleash their potential. After all, no matter what the market conditions, the fact is you can only really take your business to the next level if you have the right people to take you there.

Now over sixty years on, Chandler Macleod Group has diversified and built a portfolio of businesses that provide BestFit™ people, manage people resources, and enhance people capabilities to share the future of the workplace and unleash the potential of individuals, teams, organisations and communities..

For further information please refer to their website: www.chandlermacleod.com





Property brief

3

Property requirements

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

- **Area** Approximately 330 to 360 Sqm NLA (subject to space planning).
- **Grade** A / B
- **Location** Newcastle
- **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 May, 2019
- **Lease Term** Minimum Five (5) years plus Five (5) 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.
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** Please advise
- **Security** Quality provisions
- **Access for fit out** Two 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

Chandler Macleod Group 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, 26 September 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