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# Property brief

## JCDecaux Australia

13 August 2018



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# Property brief

13 August 2018

Dear Agent,

## **Re: JCDecaux – office + warehouse requirement – Sydney**

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

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### **Client request**

JCDecaux 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 JCDecaux's instruction will not be provided with an opportunity.

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### **Property brief**

There are seven sections to the Property Brief:

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

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## **Existing property details**

Nil – New Warehouse Required

2



# Property brief

## 2

### About our client

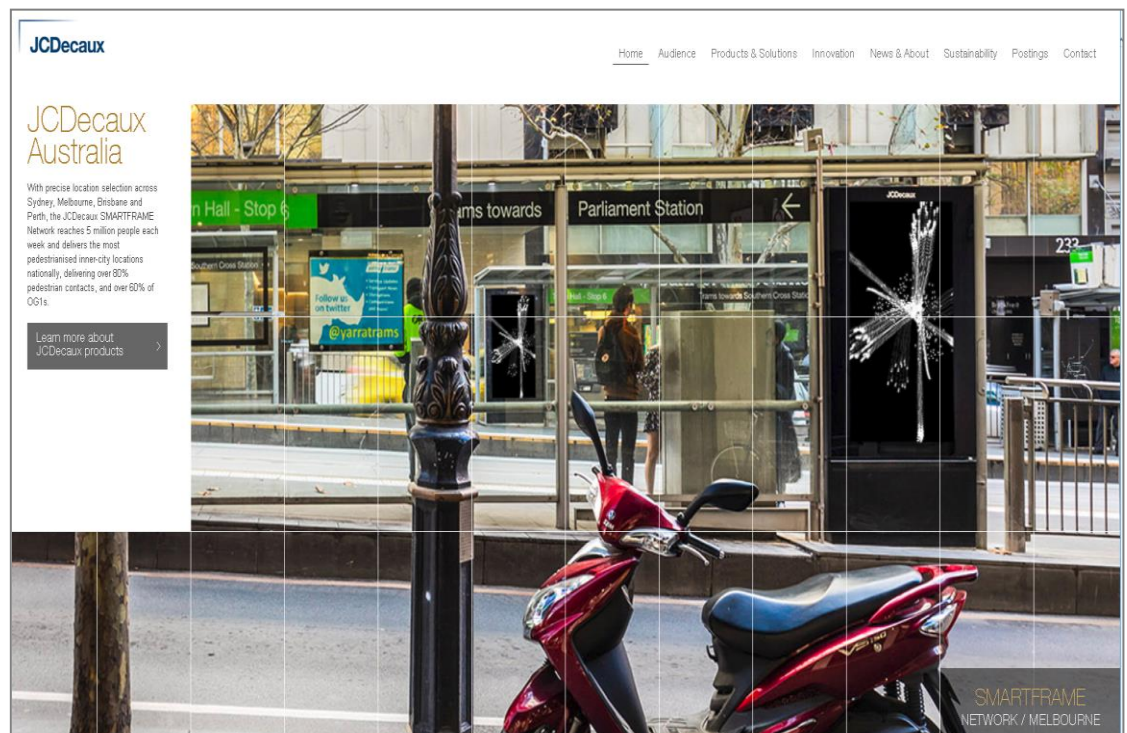
With their global footprint and in-house know-how, JCDecaux offers class-leading media placements and vital community facilities in more than 80 countries.

They have a principled approach to business and an in-depth understanding of audiences and client needs. Needs that are well served by their industry-leading research, development and innovation teams that work to continually evolve their range of out-of-home, transit and technology offerings.

### The original innovation

A new advertising medium was created when Jean-Claude Decaux conceived the revolutionary concept of street-furniture as advertising. Ever since the installation of the first bus shelters in Lyon in 1964, the company has been driven by his vision for urban beautification financed through advertising revenue. It's innovative thinking like this that has transformed a French outdoor company into a global leader in media.

For further information please refer to their website: <http://www.JCDecaux.com.au>





# Property brief

## 3

### Property requirements

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

• <b>Area</b>	Approximately 1,500Sqm to 2,000Sqm (Small Office + Warehouse).
• <b>Grade</b>	Warehouse
• <b>Location</b>	Alexandria
• <b>Amenities</b>	Retail and Cafes in close proximity
• <b>Standard WH</b>	<p>Storage for 200+ Digital Payphones (2m x 1.5m x 400m) 75" phone totems &amp; parts. Storage for 30 x 4M roof stillage for bus shelters (Cox, Foster, Hydra, Traffic) Storage for 30-50 ad-panels &amp; posts (approx 2m x 1.5m x 450m) Container drop off Fork access Small office with air conditioning Kitchen Assembly area Alarm Forklift Power Lighting Car parking Column free warehouse Truck parking or access Location to City Skip bin for packaging waste removal</p> <p>Estimated space to store 200 crates based on crate size of 1400mm wide x 2200mm deep containing four screens: <b>approx 28m x 20m</b> (tight fit)</p> <p><b>Crate storage area = 600sqm.</b> Estimated space to store parts for 200 screens i.e.: canopy, leg, glass. <b>Crate storage area = 200sqm.</b> Estimated space required for assembly: <b>approx 20m x 20m</b> minimum</p>



# Property brief

**Assembly area = 250 – 400 sqm**

Estimated space required for truck storage: **approx 10m x 3m** minimum

**Truck storage = 30 sqm**

Estimated space required for old stock: **approx 10m x 10m** minimum

**Returned stock = 100 sqm**

Estimated space required for racking of parts & spares including access space

**Racking area = 120 sqm**

- **Lease Start** November 2018
- **Lease Term** Minimum Three (3) years to Five (5) years  
Option of Two (2) years to Three (3) years
- **Lease Type** Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
- **Public Transport** Good public transport within close proximity to site
- **Car Parking** Required
- **Security** Quality provisions
- **Access for works** September / October 2018



# 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.

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## 5 Consultant's fees

JCDecaux will pay TRS directly.

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## 6 Submission procedures

TRS would request that proposals that meet with our client's requirements be submitted by **Close of Business on 24 August 2018** to secure inspection timing. Submissions should be emailed to [nominations@tenantrep.com.au](mailto: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 6700  
[nominations@tenantrep.com.au](mailto: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**