



You save more

Property brief

Yokogawa Australia Pty Limited

14 November 2017



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

Tuesday, 14 November, 2017

Dear Agent,



Re: Yokogawa Australia Pty Limited – office / warehouse requirement

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

Client request

Yokogawa Australia 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 Yokogawa Australia 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 YOKOGAWA AUSTRALIA PTY LIMITED
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact



Existing property details

Yokogawa Australia Pty Limited currently occupies:

- Property : Tower A, 112-118 Talavera Road
- Area (Sqm) : 1,920Sqm NLA (Office) + 376Sqm GLA (Warehouse)
Level(s) : Part Ground Floor and Levels 2 & 3
- Lease Expiry : 31.12.2018 (13 Months to Lease Expiry)
- Option Period : No



Property brief

2

About our client

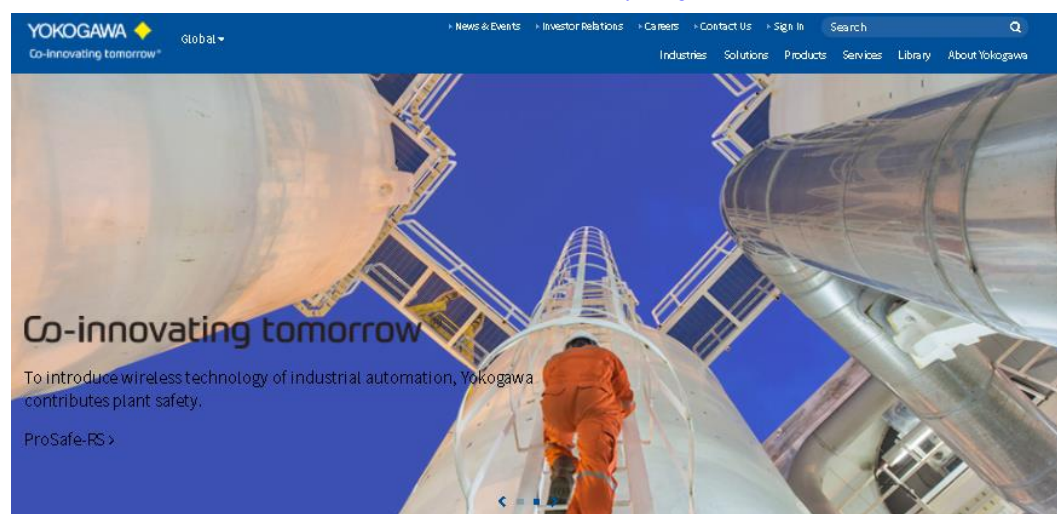
Yokogawa is a leading provider of Industrial Automation and Test and Measurement solutions. Combining superior technology with engineering services, project management, and maintenance, Yokogawa delivers field proven operational efficiency, safety, quality, and reliability.

Yokogawa products and services have been available in Australia for over 30 years, at first through Australian agents, then from April 1987 to September 1989 as a joint venture company with Parameters Pty Ltd. In 1989 the company was renamed Yokogawa Australia Pty Ltd, a wholly owned subsidiary of Yokogawa Electric Corporation of Japan.

Yokogawa Australia incorporates branches in New South Wales, Queensland, Victoria, South Australia, Western Australia and Northern Territory. They are a growing company and currently employ over 300 staff throughout Australia. As a socially responsible organisation, they are conscious of our role within the regions in supporting our people and their communities. Through working with educational institutions throughout the country, they not only support them in keeping abreast of the latest technologies, but also provide opportunities for students to enter the field of process control, safety and instrumentation.

Yokogawa have had a presence in New Zealand for almost 20 years and is a thriving company with offices in Auckland, Christchurch and New Plymouth. An energetic, service-focused company with a strong reputation for quality, technical expertise and the ability to problem solve for our clients, they are a major presence in the instrumentation and automation fields. Currently, they are the only multi-national process control and instrumentation vendor with a direct presence in the South Island.

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





Property brief

3

Property requirements

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

- Area** Approximately 1,500 to 1,800Sqm NLA (Office)
Approximately 300-500Sqm GLA (Warehouse)
 - Please provide:
 - Combined Office + Warehouse
 - Office only
 - Warehouse only
- Grade** Industrial / Office Grade A and B+
- Location** Macquarie Park, North Ryde, Homebush, Rhodes and Baulkham Hills (considered)
- 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 Five (5) to seven (7) years plus Options
- Lease Type** Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
- Signage** Advantageous
- 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** 60+ Spaces
- Security** Quality provisions
- Access for fit out** Three (3) to four (4) 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

Yokogawa Australia 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 Tuesday, 28 November, 2017** 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