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# Property brief

## Mine Site Technologies Pty Ltd

1 November 2018



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# Property brief

Thursday, 1 November 2018

Dear Agent,

## **Re: Mine Site Technologies Pty Ltd – office requirement – North Ryde**

Tenant Representation Services Pty Limited (TRS) has been appointed as Tenant Advocate by Mine Site Technologies Pty Ltd to search and secure office accommodation for their Sydney (North Ryde) based operations.

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### **Client request**

Mine Site Technologies Pty Ltd 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 Mine Site Technologies Pty Ltd'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 Mine Site Technologies Pty Ltd
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

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## **Existing property details**

Mine Site Technologies Pty Ltd currently occupies:

- Property : 113 Wicks Road, North Ryde
- Area (Sqm) : approx. 1,435Sqm – Office  
approx. 660Sqm - Warehouse
- Level(s) : 5
- Lease Expiry : 31/05/2019
- Option Period : 5 Years

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# Property brief

## 2

### About our client

**MST Global (MST)** provides mine communications networks and operational productivity solutions which assist organisations in the mining, resources and industrial sectors to optimally manage their core business operations.

Founded in Australia in 1989, the company specialises in the design, deployment and support of critical technologies for communications, mining automation-enablement, production optimisation, vehicle and tracking miners underground, and safety in hazardous underground and surface environments. A pioneering force within the mining industry, the company has over 600 technology deployments at mine sites worldwide.

MST deployed the first commercially available TTE (Through the Earth) technology, being the PED Emergency Warning System. Since that time, MST has developed and expanded its suite of communications technologies which range from VDV Leaky Feeder Radio Systems to the newest Wi-Fi (IP) based ImPact Digital System. Surface communication technologies range from radio systems through to wireless mesh, private LTE networks, to microwave and satellite links.

For further information please refer to their website: <http://mstglobal.com>

The screenshot shows the MST Global website interface. At the top, there is a search bar and a navigation menu with links for Home, Company, News & Events, Resources, Locations, and Contact Us. Below this is a secondary menu with categories: INDUSTRIES, SOLUTIONS, TECHNOLOGY, SERVICES, and PARTNERS. The main banner features the headline "Powering Your Automation Strategy" and a sub-headline: "Lay the right foundation for your long-term initiatives with an integrated automation-enablement platform and management dashboard. Get started." Below the banner, there is a section titled "Optimise Output, Minimise Cost, Reduce Risk" with two orange buttons labeled "Our Solutions" and "Our Industries".



# Property brief

## 3

### Property requirements

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

• <b>Area</b>	Approximately 780 to 820Sqm NLA - Office With a preference for approx. 700Sqm GLA - Warehouse (please send all options through - subject to space planning).
• <b>Grade</b>	B
• <b>Location</b>	Corridor between Homebush & Macquarie Park Far West as Epping / Blaxland
• <b>Amenities</b>	Retail and Cafes in close proximity
• <b>IT</b>	Standard provisions
• <b>Expansion</b>	Right of first refusal over adjacent / contiguous space would be advantageous.
• <b>Lease Start</b>	1 June 2019
• <b>Lease Term</b>	Minimum Three (3) to Five (5) years plus Three (3) to Five (5) year option
• <b>Lease Type</b>	Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
• <b>Signage</b>	Will Consider
• <b>Configuration</b>	Preference for a single floor. High quality fitted out options considered – please supply a floor plan or photos to support your nomination.
• <b>Public Transport</b>	Good public transport within close proximity to site specifically the train station
• <b>Car Parking</b>	40-50 Spaces
• <b>Security</b>	Quality provisions
• <b>Access for fit out</b>	Three (3) 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.

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## 5 Consultant's fees

Mine Site Technologies Pty Ltd 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 Thursday, 8 November 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 6701  
[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**