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Property brief

Newnhams Solicitors'

30 October 2018



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Property brief

Tuesday, 30 October 2018

Dear Agent,

Re: Newnhams Solicitors' – office requirement – Sydney

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

Client request

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

1

Existing property details

Newnhams Solicitors' currently occupies:

- Property : 233 Castlereagh Street
- Area (Sqm) : 246.7Sqm NLA
- Level(s) : 7
- Lease Expiry : 16/09/2019
- Option Period : No

2



Property brief

2

About our client

Founded more than 85 years ago, Newnhams Solicitors offers both continuity of experience and a range of highly developed skills – a unique combination designed to deliver the best possible outcomes for our clients.

Our services cover every law-related aspect of your family and other personal relationships. We can help you to 'achieve the achievable' under the Family Law Act and we can also attend to all other legal issues that arise before and after your Family Law matter has been settled, as well as other legal matters unrelated to Family Law.

Our objective is:

to ensure that you have all the information you need about how the law works so you can make informed decisions about the way you want us to pursue your interests
to carry out your instructions so that you achieve a solution to the extent that the law will allow.
We have also had considerable experience in assisting clients Overseas with their Australian Family Law and other legal matters when their interests extend beyond Australia to overseas jurisdictions.

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





Property brief

3

Property requirements

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

• Area	Approximately 250 to 300 Sqm NLA (subject to space planning).
• Grade	B
• Location	Sydney CBD – close to Courts
• Amenities	Retail and Cafes in close proximity
• IT	Standard provisions
• Expansion	Right of first refusal over adjacent / contiguous space would be advantageous.
• Lease Start	17 September 2019
• Lease Term	Three (3) to Five (5) years plus Three (3) to 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 numbers
• 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

Newnhams Solicitors' 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, 13 November 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