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# Property brief

## CRU International (Australia) Pty Ltd

08 January 2019



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# Property brief

Tuesday, 08 January 2019

Dear Agent,

## **Re: CRU International (Australia) Pty Ltd – office requirement – North Sydney**

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

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### **Client request**

CRU International (Australia) 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 CRU International (Australia) 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 CRU International (Australia) 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**

CRU International (Australia) Pty Ltd currently occupies:

- Property : 99 Mount Street, North Sydney
- Area (Sqm) : 137Sqm NLA
- Level(s) : 10
- Lease Expiry : 1 May 2019
- Option Period : No

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# Property brief

## 2

### About our client

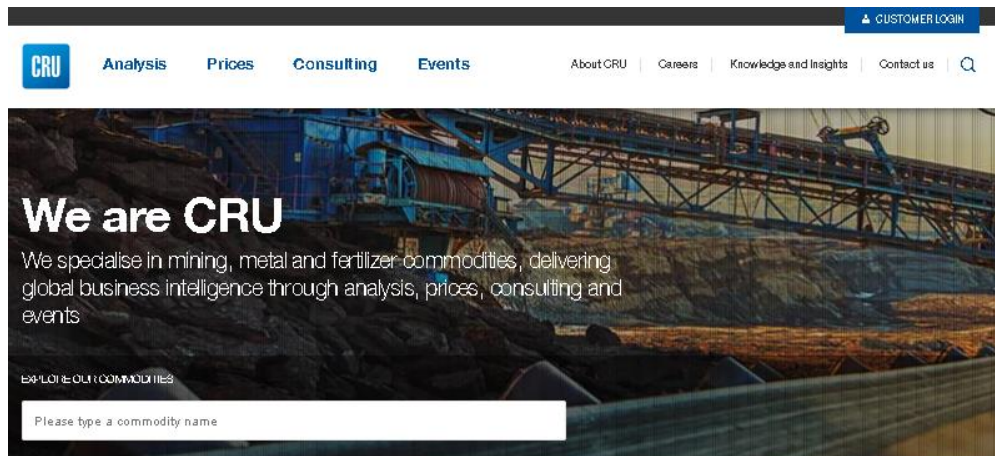
CRU offers unrivalled business intelligence on the global metals, mining and fertilizer industries through market analysis, price assessments, consultancy and events.

Since our foundation in 1969, we have consistently invested in primary research and robust methodologies, and developed expert teams in key locations worldwide, including in hard-to-reach markets such as China. CRU employs over 250 experts and has more than 10 offices around the world, in Europe, the Americas, China, Asia and Australia – our office in Beijing opened in 2004.

When facing critical business decisions, you can rely on our first-hand knowledge to give you a complete view of a commodity market. And you can engage with our experts directly, for the full picture and a personalised response.

CRU – big enough to deliver a high-quality service, small enough to care about all of our customers.

For further information please refer to their website: [www.crugroup.com](http://www.crugroup.com)



CRU's reputation with customers across mining, metals and fertilizers is for integrity, reliability, independence and authority.

Our insights are built on a twin commitment to quality primary research and robust, transparent methodologies. You can rely on our work – our data, our views, our models – because we have built them ourselves, from the ground up, since our foundation in 1969.

The requirement for exclusive, first-hand knowledge has driven us to invest in a global team of analysts, the key to gaining a real understanding of critical, hard-to-reach markets such as China. CRU's people – whether delivering market outlooks, price assessments, cost analysis, consulting or conferences – focus on helping customers to make important business decisions.

Across a comprehensive range of commodities, we strive to provide customers with the best service and the closest contact – flexible, personal and responsive.

#### LATEST NEWS



15 JUNE | ANNOUNCEMENT  
CRU strengthens its presence in China through establishment of WFOE



# Property brief

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### Property requirements

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

• <b>Area</b>	Approximately 120 to 140 Sqm NLA (subject to space planning).
• <b>Grade</b>	B
• <b>Location</b>	North Sydney
• <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>	2 May 2019
• <b>Lease Term</b>	Minimum 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>	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
• <b>Car Parking</b>	Not required
• <b>Security</b>	Quality provisions
• <b>Access for fit out</b>	Two (2) 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

CRU International (Australia) 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 Tuesday, 22 January 2019** 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

**Conor Whiting**  
02 8243 6744  
[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**