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# Property brief

## Wilshire Webb Staunton Beattie

08 January 2019



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# Property brief

Tuesday, 8 January 2019

Dear Agent,

## **Re: Wilshire Webb Staunton Beattie – office requirement – Sydney**

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

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### **Client request**

Wilshire Webb Staunton Beattie 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 Wilshire Webb Staunton Beattie'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 WILSHIRE WEBB STAUNTON BEATTIE
3. Property Requirement
4. Agent's Procedures
5. Consultant's Fees
6. Submission Procedures
7. Key Contact

1

## **Existing property details**

Wilshire Webb Staunton Beattie currently occupies:

- Property : 60 York Street
- Area (Sqm) : Approx. 340Sqm NLA
- Level(s) : 9
- Lease Expiry : 31.08.2019
- Option Period : 5 Years

2



# Property brief

## 2

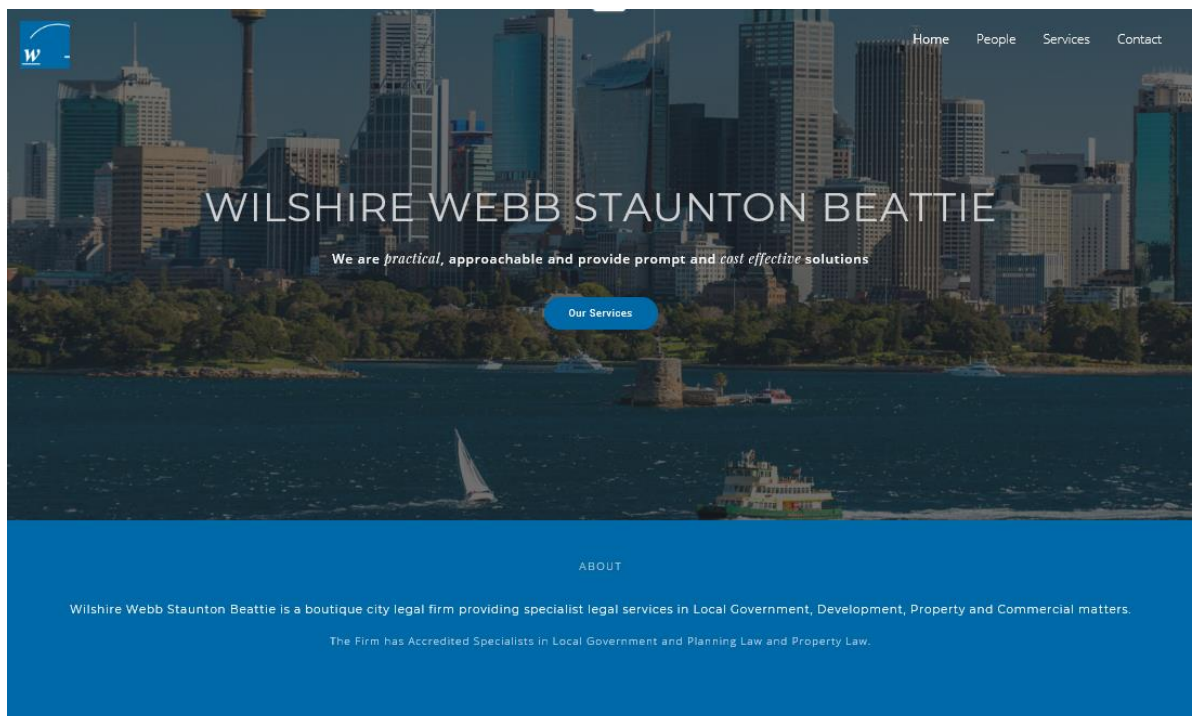
### About our client

Wilshire Webb Staunton Beattie is a boutique city legal firm providing specialist legal services in Local Government, Development, Property and Commercial matters.

The Firm has Accredited Specialists in Local Government and Planning Law and Property Law.

We are practical, approachable and provide prompt and cost effective solutions.

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



We are practical, approachable and provide prompt and cost effective solutions. [Contact us](#)

**Address**  
Level 9, 60 York Street  
Sydney NSW 2000

**Contact**  
Tel: (02) 9299 3311  
Fax: (02) 9290 2114

**Email**  
[wilshirewebb@wilshirewebb.com.au](mailto:wilshirewebb@wilshirewebb.com.au)





# Property brief

## 3

### Property requirements

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

- **Area** Approximately 320 to 350Sqm NLA (subject to space planning).
- **Grade** B
- **Location** Sydney CBD – near the 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** 01 September, 2019
- **Lease Term** Minimum Five (5) years plus Three (3) 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 confirm numbers
- **Security** Quality provisions
- **Access for fit out** 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

Wilshire Webb Staunton Beattie 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**