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Property brief

Swissworx Pty Ltd (“Swissworx”)

7 February 2019



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Property brief

Thursday, 7 February 2019

Dear Agent,

Re: Swissworx – office requirement – North Sydney

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

Client request

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

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Existing property details

Swissworx currently occupies:

- Property : 100 Miller Street
- Area (Sqm) : 141Sqm NLA
- Level(s) : 30
- Lease Expiry : 19/06/2019
- Option Period : No

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Property brief

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About our client

Through technology we make business better

Swissworx is an award-winning software consultancy.

Our mission is to maximise your revenue, maintain a competitive advantage and allow you to focus on your core business.

We have a proven track record of executing high quality solutions on-time and under budget.

Our clients love working with us because they know they can always rely on us.

For further information please refer to their website: <https://www.swissworx.com/>



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[LET'S TALK](#)

“ Through their dedication, Swissworx have delivered on many fronts but the most notable areas include the creation of a true enterprise middle-tier infrastructure, which serves as foundations for all our digital applications

Michael Ainsworth, Head of Digital & CRM, P&O Cruises Australia





Property brief

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Property requirements

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

• Area	Approximately 120 to 130 Sqm NLA (subject to space planning).
• Grade	B
• Location	North Sydney, Ultimo, Pyrmont and Central
• Amenities	Retail and Cafes in close proximity
• IT	Standard provisions
• Expansion	Right of first refusal over adjacent / contiguous space would be advantageous.
• Lease Start	20 June 2019
• Lease Term	Minimum Three (3) years
• Lease Type	Direct Leases, Sub-Leases and Assignments will be considered provided the required term is met.
• Signage	Will Consider
• Configuration	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	N/A
• 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.

5 Consultant's fees

Swissworx 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 Thursday, 21 February 2019** 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