



Goodman

cafe+lease

Sydney Corporate Park – The GPO
154 Bourke Road, Alexandria NSW



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introduction+

Goodman is pleased to present two exciting opportunities to lease and operate a contemporary new café at Sydney Corporate Park.

Sydney Corporate Park is centrally located in Alexandria's emerging creative and business precinct and in close proximity to recent residential development activity.

The Park has an abundance of onsite amenities, significant parking, is close to local bus routes and train stations and offers a shuttle bus service to Central and St Peters train stations.



location+

Sydney Corporate Park has approximately 80 businesses with a workforce of 3,500 people.

The estate offers an **abundance of designated parking areas**, and is in close proximity to Mascot train station, the Airport and CBD.



950m

to Mascot Station



30m

to bus stop



5km

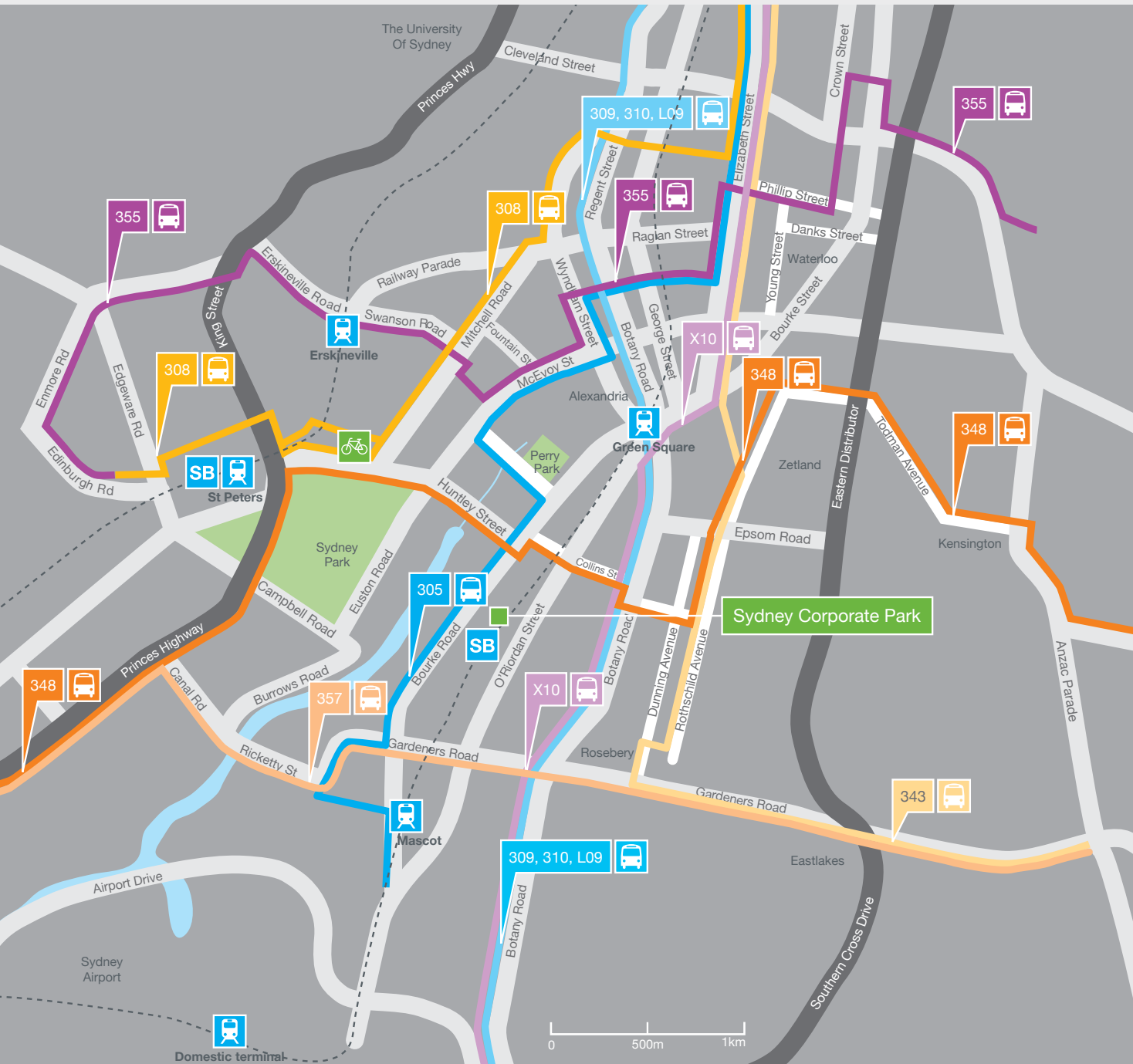
to Sydney CBD



2km

to Sydney Airport

public transport+



Trains

Airport and East Hills Line

Bus

- 305 – Airport Hotel to Railway Square
- 308 – City to Marrickville Metro
- 309 – City to Port Botany
- 310 – City to Eastgardens
- 343 – Kingsford to City
- 348 – Bondi Junction to Wollie Creek
- 355 – Marrickville Metro to Bondi Junction
- 357 – Sydenham to Bondi Junction
- 370 – Leichhardt Marketplace to Coogee
- L09 – Redfern to Port Botany (limited stops)
- X09 – City to Banksmeadow

Shuttle Bus

Central service
St Peters service

Bicycle

Convenient cycle paths between the estate and South Sydney enables safe and easy connections between the estate and CBD, Redfern station, and the inner west.

Legend

-  Train station
-  Bus
-  Shuttle Bus

overview+

Sydney Corporate Park is a 14.4 hectare mixed use estate, encompassing a diverse range of office, warehouse and retail businesses. A village style atmosphere is created as a result of the Park's scale and outstanding onsite amenities.

Tenants include Virgin, Westpac, Breville, Trivett, Hillsong, The Rocks Brewery, in2Ski and Sky Zone Indoor Trampoline Park


























onsite amenities map+

-  To Sydney CBD →
-  To Green Square train station →
-  To The Grounds Café →

- ←  To Sydney Airport
- ←  To Mascot train station
- ←  To Bunnings



-  Airport
-  Bus
-  Carpark
-  Train station
-  ATM
-  Bar
-  BBQ
-  Beauty salon
-  Bunnings
-  Car wash
-  Café
-  CBD
-  Childcare
-  Convenience store
-  Garden
-  Gym
-  Hairdresser
-  In2ski
-  Medical Centre
-  Newsagent
-  Officeworks
-  Pool
-  Post office

captive audience+

Alexandria is an evolving commercial precinct within South Sydney, with a number of formerly traditional industrial areas being transformed into creative business space precincts. Alexandria has also experienced recent growth in residential developments, generating demand for local amenities such as cafes, restaurants, shops, childcare and services.





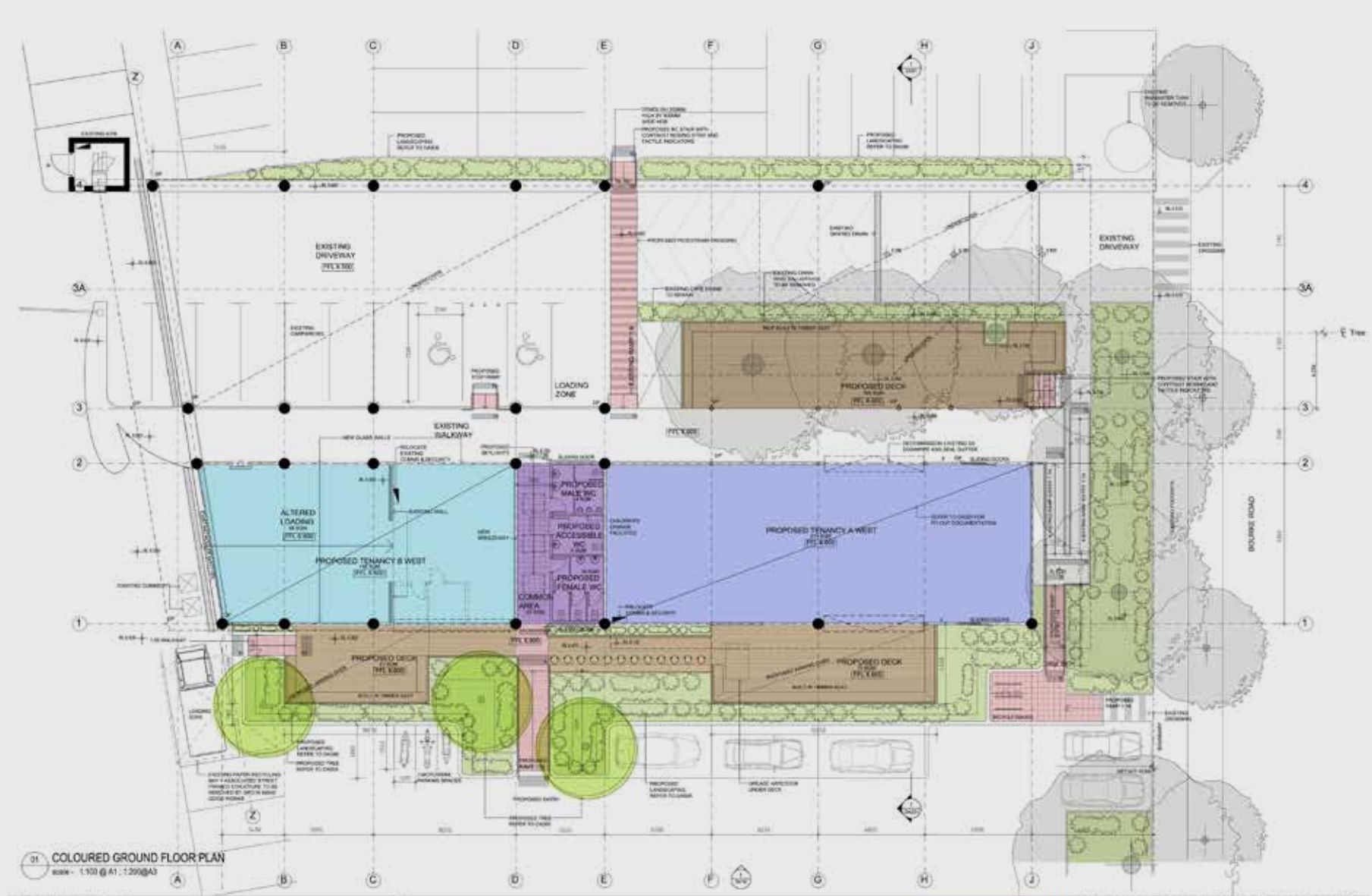
breakfast+lunch+dinner

site plan+



01 SITE PLAN
scale - 1:250 @ A1; 1:500 @ A3

ground floor plan+



entry perspective+



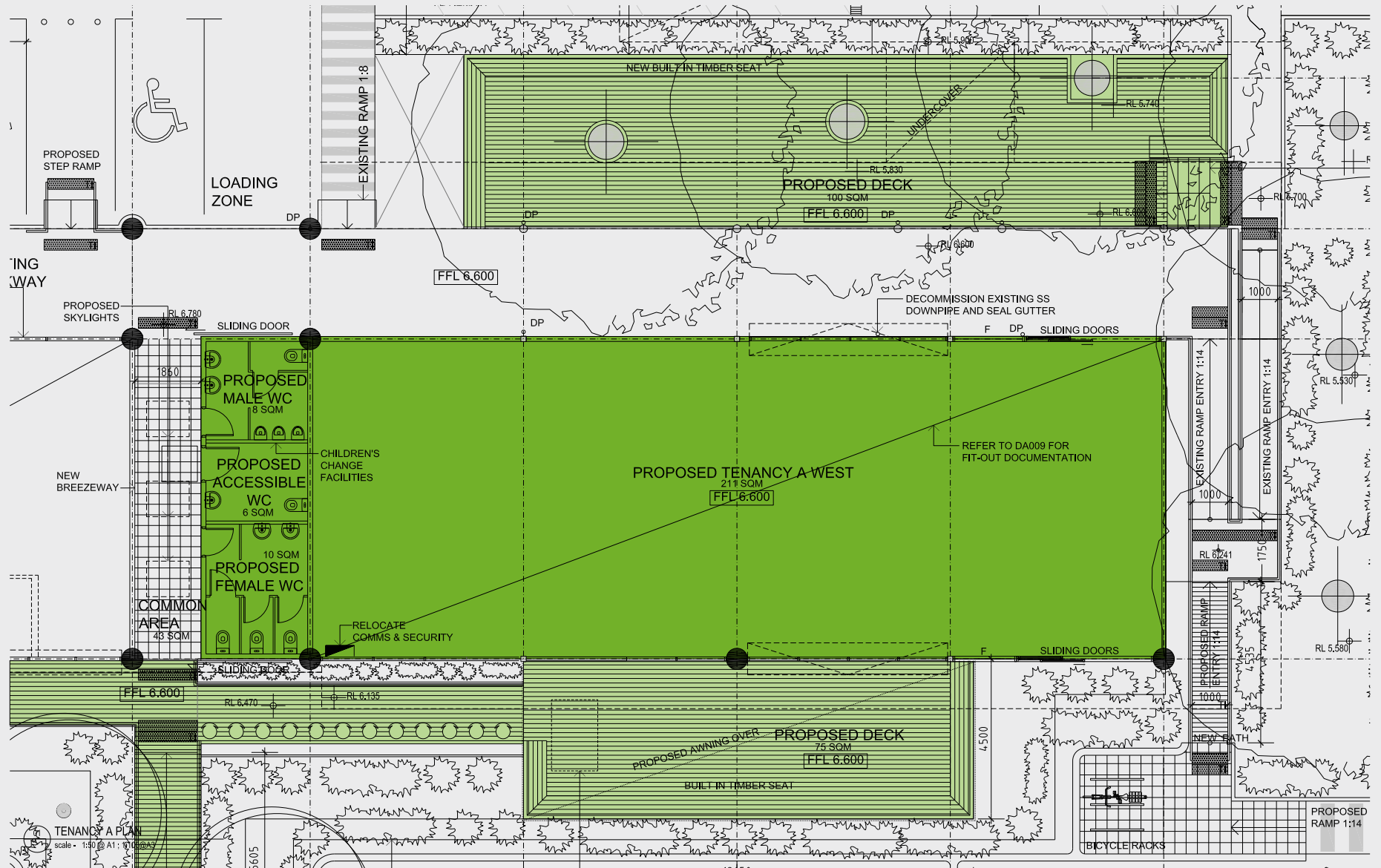


commercial terms+

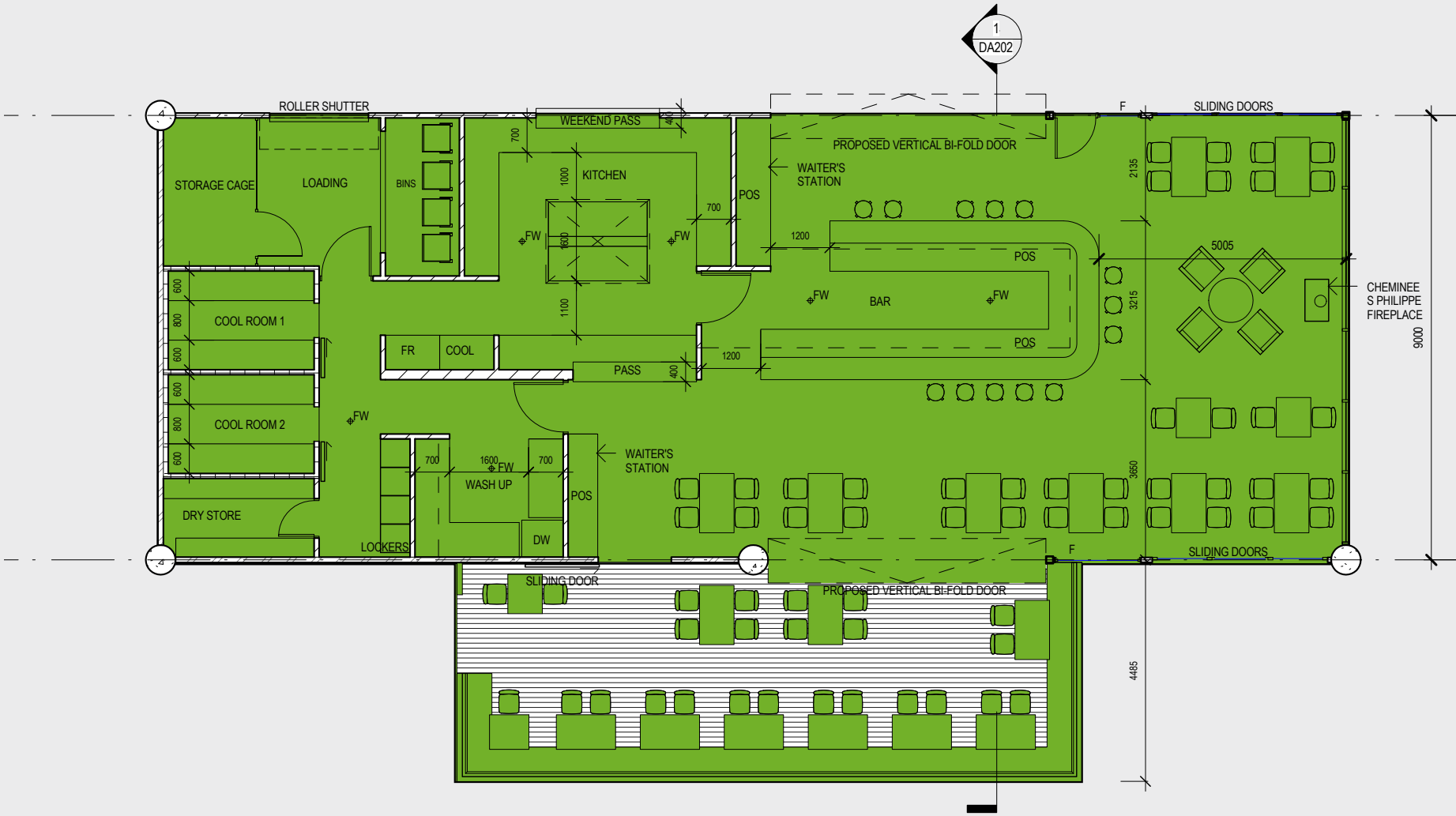
Sydney Corporate Park, Tenancy A, 154 Bourke Road Alexandria

Premises	Sydney Corporate Park, Tenancy A, 154 Bourke Rd Alexandria
Lease commencement	15 October 2014 (Rent to commence 6 weeks after this date allowing for a fit out period)
Lease term	Ten (10) years
Floor area	+ 211 sqm Internal space + 75 sqm Deck (These proposed areas subject to survey)
Car parking	Two (2) car space will be included in rental + park and pay customer parking
Rent reviews	4% annual rent reviews
DA approvals	+ DA approval for a food and beverage offering (unlicensed) with the operating hours from 6am till 10pm, Monday to Sunday. + DA approval for the generic fit-out of the 211 sqm internal area including layout of Back of House, Kitchen and Front of House. + New North facing external deck area of 75 sqm, solid decking balustrades, entry ramps and retractable blind included. + Patron parking on site.
Landlord works	Please refer to the attached document
Make good	The tenant will be required to return the premises to an open plan base building condition
Bank guarantee	Bank Guarantee equivalent to 6 months gross annual average rent (plus GST)

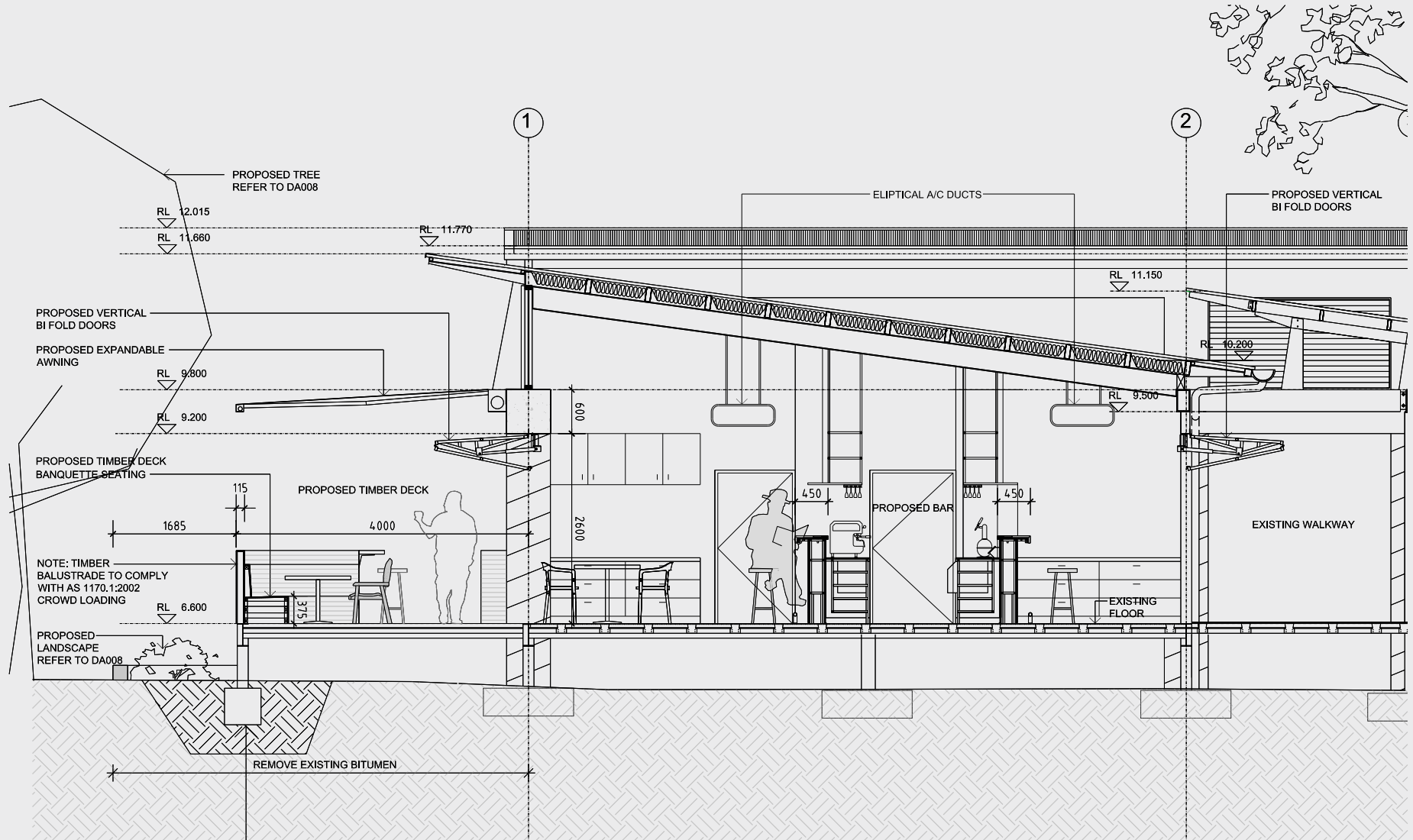
tenancy a plan+



tenancy a fitout plan+



tenancy a section+



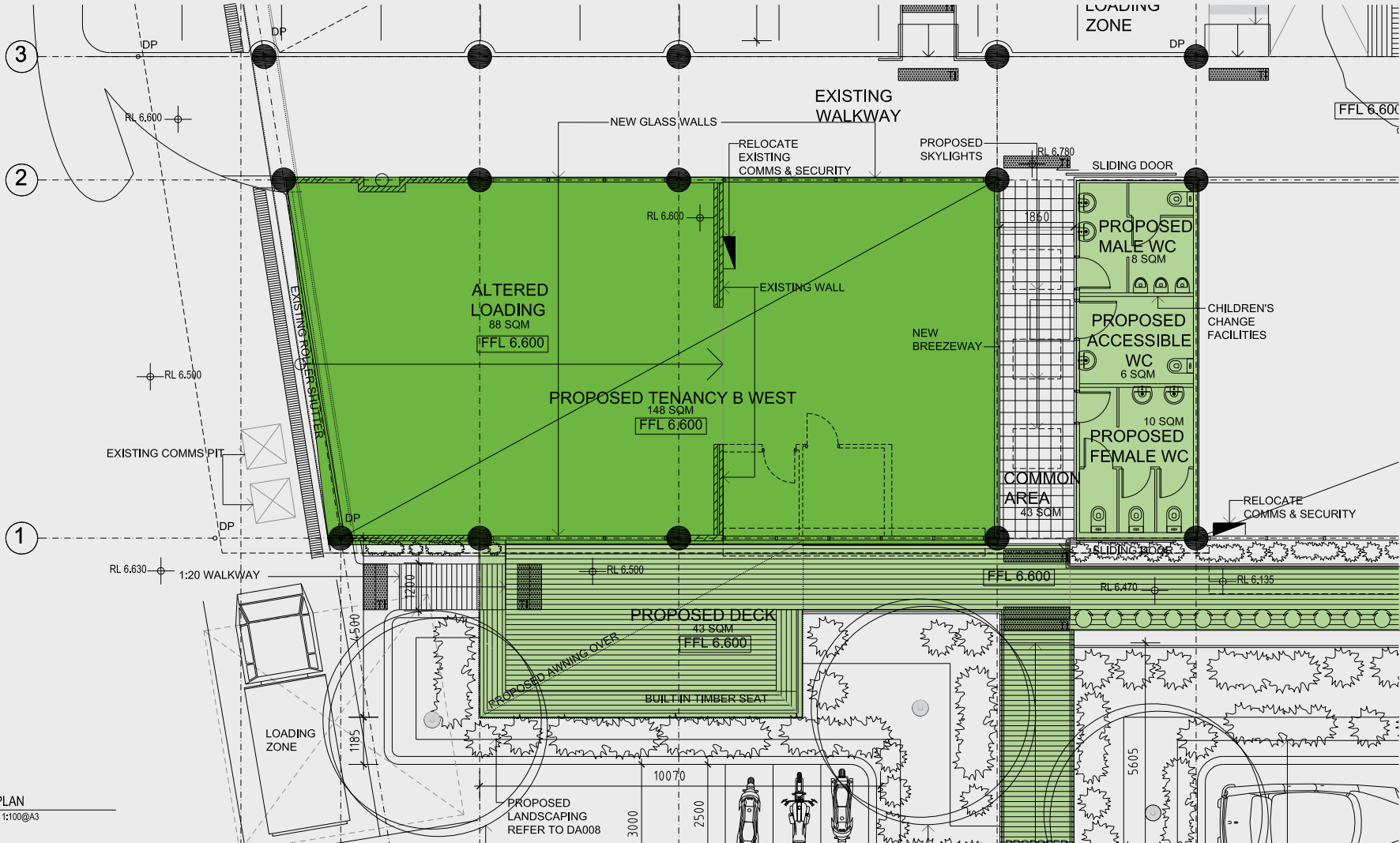
01 PROPOSED TENANCY A SECTION
 scale - 1:25 @ A1 ; 1:50 @ A3

commercial terms+

Sydney Corporate Park, Level 1, Tenancy B, 154 Bourke Road Alexandria

Premises	Sydney Corporate Park, Tenancy B, 154 Bourke Rd Alexandria
Lease commencement	15 October 2014 (Rent to commence 6 weeks after this date allowing for a fit out period)
Lease term	Ten (10) years
Floor area	+ 148 sqm Internal space (including Loading Dock) + 43 sqm Deck (These proposed areas subject to survey)
Car parking	One (1) car space will be included in rental + park and pay customer parking
Rent reviews	4% annual rent reviews
DA approvals	+ DA approval of 148 sqm food and beverage outlet (unlicensed) including loading dock, with the operating hours from 6am till 10pm, Monday to Sunday + New North facing external deck area of 43 sqm, retractable blind included + Patron parking on site
Landlord works	Please refer to the attached document
Make good	The tenant will be required to return the Premises to an open plan base building condition
Bank guarantee	Bank Guarantee equivalent to 6 months gross annual average rent (plus GST)

tenancy b plan+



01 TENANCY B PLAN
scale - 1:50 @ A1; 1:100 @ A3

lessee / lessor works+

The landlord will be refurbishing the existing GPO Hub building to create two new retail tenancies as per the plans supplied. The external facade of the building including outdoor timber decks, handrails, awnings and shop fronts will be provided by the landlord as per the plans supplied. Additional landscaping will be provided.

Sydney Corporate Park, Tenancy A, 154 Bourke Road Alexandria

Electrical	Landlord will provide an EDB with 3 phase power 100 amps per phase. Landlord will provide new metering, one DGPO adjacent to the new distribution board, general lighting to suit cold shell and exit and emergency lighting.
Communication	Landlord will provide a 20 pair distribution frame.
Air-Conditioning	Landlord will provide Air Conditioning Unit package on the rooftop complete with economiser.
Mechanical	Landlord will provide a kitchen exhaust system comprising of roof mounted exhaust fan, duct mounted supply air fan, outdoor air filters, rigid ductwork, roof cowl, electrical and control. Kitchen exhaust hood to be provided by the tenant.
Cold Water	Landlord to provide cold water connection and meter.
Gas	Landlord to provide gas connection to tenancy.
Drainage	Landlord to provide one 100mm drainage connection point capped off above F.S.L.
Fire Services	Landlord to provide sprinkler system to suit cold shell requirements. Smoke detection, alarms and fire hose reels provided to suit cold shell.
Grease Trap	Landlord will provide one 1500 L grease arrestor and 100mm trade waste connection point capped.

Sydney Corporate Park, Tenancy B, 154 Bourke Road Alexandria

Electrical	Landlord will provide an EDB with 3 phase power 100 amps per phase. Landlord will provide new metering, one DGPO adjacent to the new distribution board, general lighting to suit cold shell and exit and emergency lighting.
Communication	Landlord will provide a 20 pair distribution frame.
Air-Conditioning	Landlord will provide one off wall mounted reverse cycle split system, to the front of house area.
Mechanical	Landlord will provide a kitchen exhaust system comprising of roof mounted exhaust fan, duct mounted supply air fan, outdoor air filters, rigid ductwork, roof cowl, electrical and control. Kitchen exhaust hood to be provided by the tenant.
Cold Water	Landlord to provide cold water connection and meter.
Gas	Landlord to provide gas connection to tenancy.
Drainage	Landlord to provide one 100mm drainage connection point capped off above F.S.L.
Fire Services	Landlord to provide sprinkler system to suit cold shell requirements. Smoke detection, alarms and fire hose reels provided to suit cold shell.
Grease Trap	Landlord will provide one 1500 L grease arrestor and 100mm trade waste connection point capped.



contact+



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