

NORWEST

COMMERCIAL + INDUSTRIAL



INFORMATION MEMORANDUM

5.02/10 Century Circuit NORWEST NSW 2153

February 2022

Key Investment Highlights

INTRODUCTION

Norwest Commercial and Industrial is excited to offer 5.02/10 century Circuit for sale by Public Auction. This is an outstanding opportunity to purchase a high-quality office space leased to one of the big four banks of Australia. This office space is located in Norwest Business Park and is central to public transport, restaurants, shops and major arterial roads such as Windsor Road and motorways. in the Norwest Business Park.

THE PROPERTY

This property is a strata unit on the fifth floor in a well-maintained complex located near Ribs & Burgers, Virgin Active Gym, Rydges Hotel, Adina Serviced Apartments, Mullanes Hotel, Meat & Wine Co and Norwest Station. The property has a common balcony with an abundance of natural light with floor to ceiling glass windows and opportunity for signage.

Prominent Location

This property is located in the heart of the Norwest Business Park which is at the middle of the booming North West sector of Sydney. The property enjoys excellent access to major arterial roads including the M2 and M7 Motorways. There are many nearby services including childcare, gymnasiums, restaurants, banks, shopping centres, post office and public transport including being a short stroll to the Norwest Metro Station.

Property Information

SITE ADDRESS

5.02/10 Century Circuit, Norwest NSW 2153

BUILDING ZONING

52 / SP 72831

AREA (sqm approximately)

220 sqm

LEASE DETAILS

Tenant: National Australia Bank Limited
Rent: \$82,447.20 pa net + outgoings + GST
Term: 10 year + 5 year option to renew
Lease Commencement: 08/07/2014
Lease Expiry: 07/07/2024
Review Basis: CPI annually
Rent at option: Market Review

AUCTION DETAILS

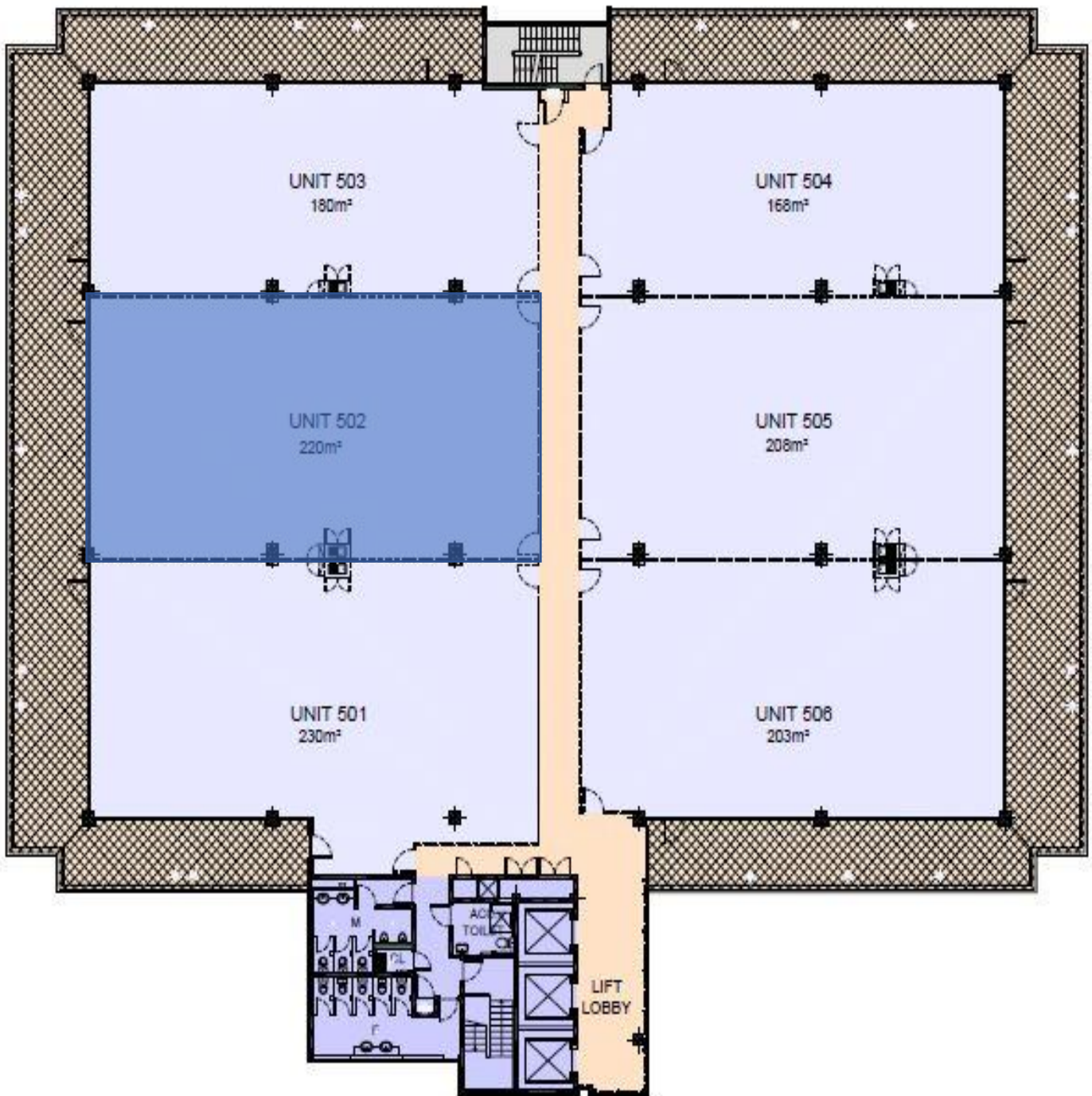
30 March 2022
11am
Online

<https://buy.realtair.com/properties/87510>

CONTACT DETAILS

Fabian Swaleh 0488 188 815
Jake McGloin 0422 242 633

Floor Plan



A

BUILDING No. 10

Zoning

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home-based child care; Information and education facilities; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Tenant Profile



We are here to serve customers well and help our communities prosper.

Today, there are more than 32,000 colleagues, serving over 8 million customers, at over 900 locations throughout Australia, New Zealand and around the world.

Through investment in our colleagues and our customers, our ambition is to be:

Safe

By protecting customers and colleagues through financial and operational resilience.

Easy

By creating a simpler, more seamless and digital bank that gets things done faster.

Relationship-led

By building on our market-leading expertise, data and insights to foster great relationships with our customers and community.

Long term

By delivering sustainable outcomes for our customers, colleagues and community.

As Australia's largest business bank, we work with small, medium and large businesses. We're there to support our customers through every stage of their business needs.

We also fund essential infrastructure in our communities (like schools, hospitals and roads) in a way that's responsible, inclusive and innovative.

MORE THAN MONEY

We've shown through our response to COVID-19 what it means to put customers and colleagues first. We'll continue to move with speed, simplicity and focus, so we can continue to work on what matters most.

Location

Everything is at your front door, making this office very desirable for staff and visiting clients. The Lakeside Restaurants and cafe on site at 8-12 Century Circuit, Norwest and located next door to the Norwest Markettown Shopping Centre.

A quick walk away is Ribs & Burgers, Virgin Active Gym, Rydges Hotel, Adina Serviced Apartments, Mullanes Hotel and soon to open Meat & Wine Co.

Norwest Station is directly located across the road, along with bus stops.



The Sydney Metro

Sydney Metro offers a new generation of fast, safe and reliable train services. Metro services are high-frequency, driverless trains, which can quickly take you between Tallawong Station and Chatswood Station. With frequent services you can just turn up and go. The metro stops at 13 stations along the Metro North West Line, including 8 new metro stations and 5 upgraded stations.

Sydney Metro is now open, delivering a turn up and go rail service from Tallawong Station at Rouse Hill to Chatswood. Sydney Metro is Australia's first fully accessible railway and will deliver fast, safe and reliable travel.

The metro stops at 13 stations along the Metro North West Line.

Over the first six months a late night turn up and go North West Night Bus service will run Sunday, Monday, Tuesday and Wednesday nights from about 9.30pm as Sydney Metro grows to full operations.

Two new On Demand bus services in The Ponds and Norwest can connect you to metro services. On Demand buses can pick you up from an agreed point close to your home and drop you off at a nearby metro station.

To support the introduction of Sydney Metro, improvements and service adjustments have been made to the bus network in Sydney's North West so that customers can easily access the new metro stations. More than 1,500 additional weekly services have been added to the timetable and changes to some existing routes will be introduced to include stops at local metro stations and support growing residential areas.

Station Link bus services were introduced to keep customers moving so that the Epping to Chatswood train line could be upgraded to metro standards and ended on 26 May. Macquarie University, Macquarie Park and North Ryde stations will reopen as part of the new Metro North West Line.



Property & Asset Management Services

We pride ourselves on offering a complete management service and we feel our hands-on approach to managing your asset is a key difference between Norwest and our competitors.

Our service is a complete one and it removes the need for either an onsite building manager or separate facilities / building / property manager. We would envisage being at your property at least weekly to ensure your premises is kept in ideal condition.

At Norwest, we are committed to ensuring we maximise the benefits for you, and your investors. Day-to-day management of your asset includes:

- Collection of Rent
- Dispersal of Rent to the Lessor on a daily or as needed basis
- Supervise fit out.
- Ensure compliance with “house rules”.
- Manage scheduled contracts (cleaners / landscapers etc.)
- Manage insurance risks.
- Maintaining cash flow
- Handling initial, periodic, and final inspections to ensure your property is maintained.
- Minimising vacancy factors
- Open communication between Lessee and Lessor to ensure a strong relationship.
- Implementing and negotiating rent reviews
- Analysing, control, and recovery of outgoings
- Budgeting of building outgoings expenditure
- Resolving disputes
- Maintaining the property and having repairs carried out quickly to a professional standard.
- Appropriate quoting of capital works
- Ensuring arrears are minimised and controlled.
- Liaising with owners in-house reporting and external accounts, valuers, and other advisers

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Disclaimer

The information provided has been provided by third parties. While we believe it to be correct, Norwest Commercial & Industrial do not warrant it as accurate or correct. Interested parties should make their own enquiries.