

SUB BASE PLATYPUS™

FOR LEASE: BUILDING 10 FLEET WORKSHOPS NORTH



Artist impression: Fleet Workshops North; Waterfront office space

The Fleet Workshops will be split into two sections, North and South. Separated by a landscaped courtyard providing open space and improving the visual and pedestrian connection between the street and the harbourside waterfront.

The Fleet Workshops North offers unique waterfront office spaces for creative and innovative businesses seeking a distinctive and cutting-edge working environment directly on Sydney Harbour.

The Fleet Workshops South will open out onto the new Arrival Square. This is a prime location for a cafe or restaurant and could incorporate waterfront outdoor seating with harbour views.

A short walk from the North Sydney CBD, Sub Base Platypus also has easy access to public transport including North Sydney Ferry Wharf (150m) and Milsons Point Train Station (800m).

Leasing Opportunities*

Office tenants will be provided with a serviced warm shell ready for fitout and occupation.

Building 10 North

Tenancy	NLA m ²
1001	245
1002	240
1003	238
1004	120
1005	123

Rents starting from \$685/sqm + GST pa

*All NLAs are approximate and subject to survey

Capital Works

Adaptive reuse of the northern end of the building will include external glazing to the façade, installation of partial mezzanine floors and the following service provisions;

- Base building lighting and smoke/thermal detectors
- Reverse-cycle air conditioning
- 3 phase power to each tenancy
- Natural gas
- End of journey facilities

Additional tenant internal fit out works subject to Harbour Trust Planning Approval.

Indicative Lease Terms

- Flexible Lease Terms from 5 years to 25 years.
- Target date for tenant fitout August 2019 subject to construction completion.
- Limited tenant car parking on-site subject to availability.
- Utilities metered and payable by the tenant.

*Terms and dates are subject to Harbour Trust approvals.

ENQUIRIES

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Harbour Trust



Australian Government
Sydney Harbour Federation Trust



Sub Base Platypus aerial (existing)



Artist impression: Mezzanine cut out

The diverse history of this site as Cammeraygal country, a gasworks, a naval torpedo facility, the HMAS Platypus submarine base, and now as an urban park, uniquely reflects the ongoing evolution and vitality of Sydney Harbour.

The first stage of the revitalised Sub Base Platypus site was officially opened to the public in May 2018. Stage one includes a waterside walk that connects the site with Kesterton Park and North Sydney Ferry Wharf and includes an overwater link, new submarine themed playground, BBQ and picnic area and access to the foreshore from Kiara Close.

Building works across the site are now underway. New public spaces will be introduced including an open courtyard, Gateway Plaza, and external lift and Arrival Square.

This is another step towards the Harbour Trust's vision to create extraordinary places on the world's best harbour that are inspiring, loved and shared.



Artist impression: Fleet Workshops South; cafe/restaurant opportunity



Fleet Workshops (existing)

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Headland
Park MOSMAN



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