

# Epping Medical & Specialist Centre

Construction of a three-storey purpose-built medical & specialist centre approx 9,900m<sup>2</sup> of nett lettable area plus 102 on-grade car parking bays and a further 355 bays in a multi-storey structure immediately abutting the centre.

Approximately 100 secured car parking bays are dedicated to practitioners and tenants. Key card access is required to both the secured car park and access to centre at levels 2 and 3.

The medical & specialist centre comprises metallic alucabond feature walls and glazing to the main foyer and tinted glazing over 800mm high sills on the Cooper Street and western facades.

The rear of the building is texture-painted concrete panels. The carpark is of steel construction with open sides and a feature wall facing Cooper Street.

Access between floors is by 2 electric lift cars and a glazed central staircase. The lift cars are sized to carry medical stretchers.

A number of courtyards are provided within the built area.

Inter-tenancy walls are constructed from floor to the underside of the floor above and are acoustically treated to minimise sound transmission between tenancies.

Foyer ceilings are finished with flush jointed plasterboard complete with raised coffers to enhance the ambience of the common areas.

Foyers are generally lit with downlights and pelmet lighting but are supplemented by some feature lighting. Foyers and corridors are provided with settees, prints/pictures, floral arrangements and other décor to provide a relaxing and comfortable setting for patients, patrons and their families.

Electric reverse-cycle airconditioning is provided to all common areas.

Hydrants/hose reels and thermal smoke detectors are provided to common areas and the carpark to Building Code of Australia requirements.

Male, female and disabled toilet facilities are provided for both visitors and staff on each floor level of the building, together with shower/change room facilities as well as a parents' room on the first floor level.

A centralised PABX system linked to each tenancy with cat.5e data/telecommunication cable and terminated at a central point (IDF) within each tenancy for later reticulation throughout the tenancy as part of the lessee's fit-out works.

This system also allows for a local area intranet facility to be provided within the medical centre for the transfer of Medical data – such as diagnostic reports, referral letters and prescriptions to other practitioners/tenants within the building.

The adoption of this system of communication within the medical centre is not only a speedy method of transferring information within the centre but is also cost effective as it eliminates call charges between tenancies as it is a private communication network as well as a telephone system. In addition, the aggregation of telephone usage enables more competitive call charges to be negotiated.

Landscaped surroundings soften the impact of the built form.

## **Individual Tenancies**

Inter-tenancy walls are constructed from the floor to the underside of the floor above to minimise sound transmission between tenancies.

1200 x 600mm white acoustic ceiling tiles in a suspended ceiling grid generally at 2700mm above floor level.

2 x 36w recessed fluorescent light fittings provide a lighting level of 400 lux/m<sup>2</sup> at 1,000mm above floor level.

To be separately metered for electricity, water and gas (if required).

Electric reverse cycle airconditioning is provided to each tenancy. A computerised building management system monitors energy usage to each energy for billing purposes.

Hose reels, extinguishers and thermal/smoke detectors to tenancies as required by the Building Code of Australia.

Power is provided to a tenancy switchboard located within the tenancy. Tenant to reticulate to their own requirements and fit-out.

Hot and cold water pipework is provided to a point within the tenancy. Tenant to reticulate to their own requirements and fit-out.

Carpet and/or alternative floor coverings to be provided throughout the tenancy at a prime cost rate of \$40.00 per square metre.

Generally, tenancies will be let as a shell with only inter-tenancy walls constructed. However, the developers are prepared to fully fit –out individual tenancies, subject to agreed financial terms, if a particular tenant does not have the expertise, resources or time to undertake the fit-out work.

Leasing can be tailor packaged to meet the tenant’s specific requirements subject to negotiating mutually agreeable terms and conditions with the developers.

**Exclusions:**

The Developers will not provide furniture, fixtures and equipment.

For further information on leasing please contact:

Basil Chamula on 0402 994 650 or email [basil@sovereignhealth.com.au](mailto:basil@sovereignhealth.com.au)