

GILLIESTON HEIGHTS COMMUNITY HUB CALL FOR PROPOSALS AND IDEAS



maitland
city council

INTRODUCING GILLIESTON HEIGHTS COMMUNITY HUB

Maitland City Council is seeking Expressions of Interest (EOIs) from commercial operators and community groups that are interested in becoming a tenant at the Gillieston Heights Community Hub located at the corner of Redwood Drive and Pine Street, Gillieston Heights.

The Maitland Local Government Area (LGA) is the fastest growing regional LGA in New South Wales (NSW) with a population of over 93,000. It has been identified as a key urban growth area in the Lower Hunter, with the population expected to grow to 140,000 by 2036.

Completed in 2021, the Gillieston Heights Community Hub is a sophisticated and modern, state of the art community venue which is adaptable to a wide range of uses. Expressions of interest are open for commercial operators or community groups for the tenancy of Suite 1 within the Gillieston Hub. A future tenant would be someone who promotes Council's vision for the venue, including offering programs and services that are responsive to the diverse needs of the community and reflective of the community's priorities.

Submissions will be accepted up until **Wednesday 14 August 2024**, and can be made by visiting maitland.nsw.gov.au and following the prompts.

AT A GLANCE



REDWOOD DRIVE AND PINE STREET,
Gillieston Heights



Constructed in
2021



BUS STOP

Located out the front of building



34
Shared parking spaces
(with two designated accessible spaces)



95M²
Reception and office space



Less than
10 MINUTES from
Maitland centre and close to Hunter Expressway and the New England Highway



Front of building



Foyer



Front of building



Office space



Foyer



Office space

THE HUB

Conveniently located in the heart of Gillieston Heights, the Hub is less than 10 minutes from Central Maitland while also close to the Hunter Expressway and the New England Highway. The site adjoins Wallis Creek Park, a residential development and an over 55's retirement village known as Oakwood Village. The Hub is ideally suited for a modern office space, however, can be modified to fulfill the needs of various interests.

The venue offers functional storage and modern attributes, ideal for a diverse range of users. The Hub features reverse cycle ducted air conditioning throughout, lockable storage area for bins and a security system in addition to a master key system. With fully landscaped grounds, paved driveway, entry and pathways, and a well lit 34 space car park with two designated accessible parking spaces, the Gillieston Heights Hub is appropriate for visitors of all ages and abilities.

ABOUT SUITE 1

The available space features a reception and office area and would be suitable for a commercial operator, service provider or community group. Features include:

- Reception and office area.
- Size of reception and office space is 95m².
- Data and phone points.
- Desks and chairs for 12 staff.
- Internet facilities available.
- Print room.
- Kitchenette including sink, microwave, bar fridge, zip hydrotap (chilled and boiling water).
- Table and six chairs for staff area.
- Tenant to install at their cost computers, printers and phones.
- NBN network installed. Tenant to organise service provider of their choice to connect.
- Natural light and fresh air with private enclosed outdoor space.

The removal of existing furniture can be negotiated in the lease agreement.

MANAGEMENT AND LEASE MODEL

The day to day management of The Hub will be the responsibility of Maitland City Council which will include contract cleaning, emergency equipment, security and maintenance.

The future tenant of Suite 1 will be responsible for the leasable space. This includes the internal space and the external balcony. The tenant will be responsible for maintaining the cleanliness of the space. Power and water are to be included in the agreed rent.

On close of the EOI period, Council will consider all submissions on their own merit and in accordance with the vision for the venue, community and mandatory requirements detailed in this document.

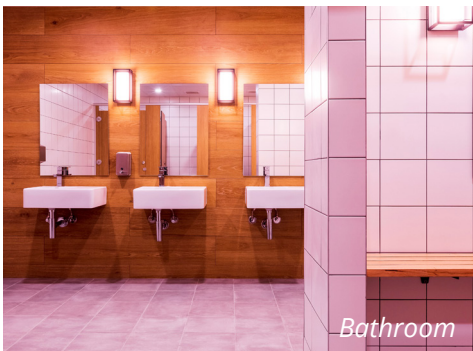
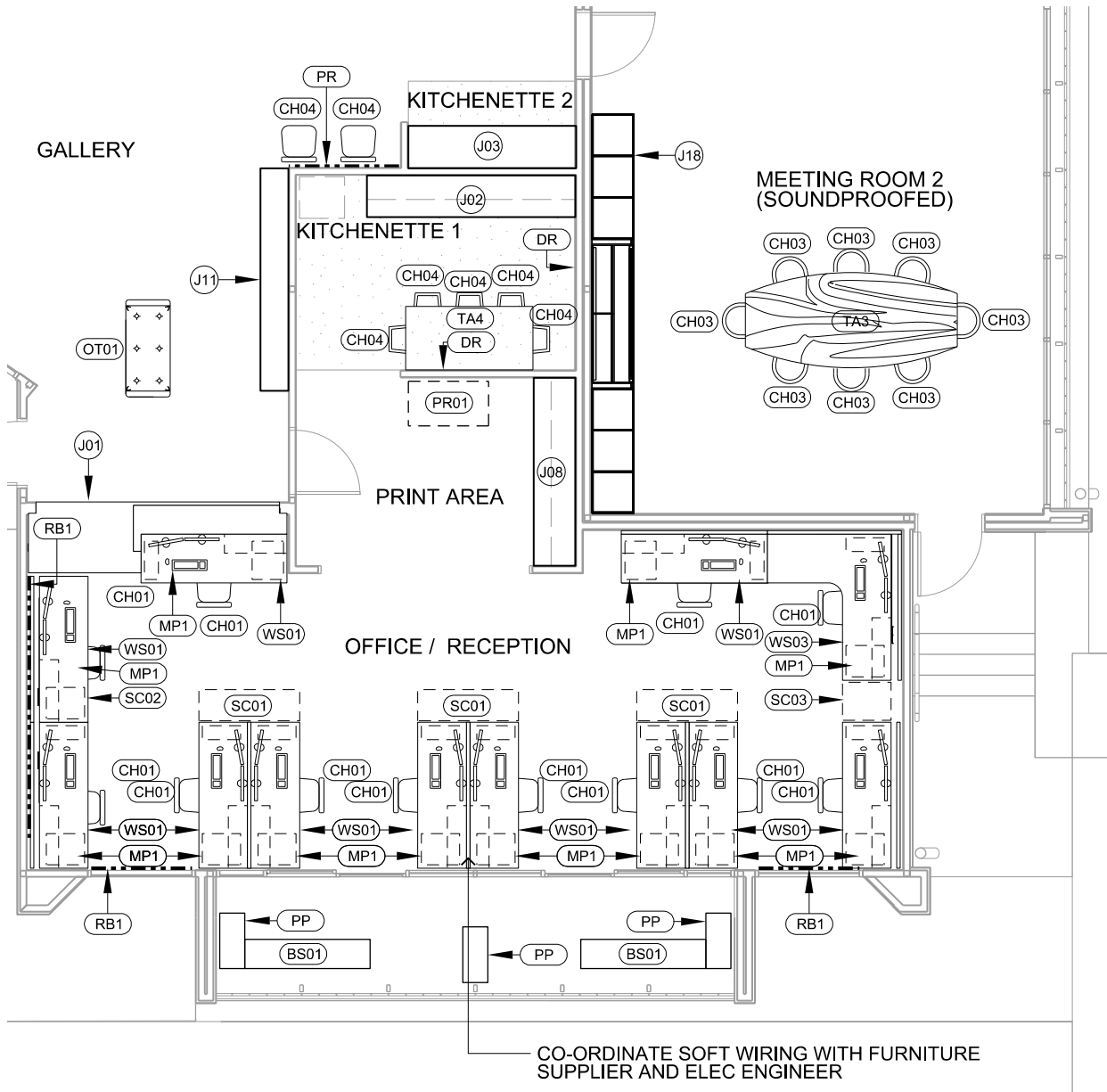
Applicants are required to:

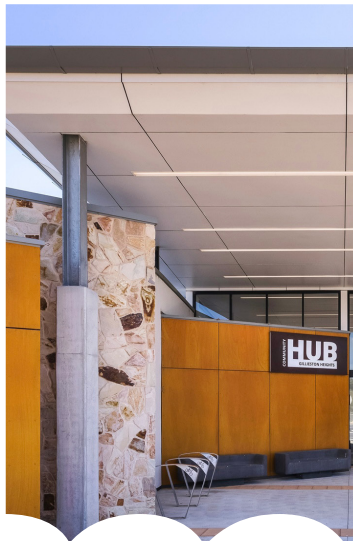
- Submit a cover letter addressing the following mandatory requirements for the EOI.
 - Who you are and some background information.
 - Intended use of the space.
 - Intended length of lease.
- Submit a completed EOI application form.
- Applicants will be required to submit a copy of their current Certificate of Currency for Public and Product Liability for \$20 million upon signing of lease.
- Submit any other statutory required or supporting documents.

LOCATION



PLAN OF FACILITY





Property and Strategy
Maitland City Council

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