



110 Chelmsford Drive, Metford

# Expressions of Interest for Tenancy

# Introducing

## 110 Chelmsford Drive, Metford

Maitland City Council is seeking Expressions of Interest (EOI) from commercial operators and community groups that are interested in becoming a tenant at 110 Chelmsford Drive, Metford.

Spanning across more than 2,100sqm, 110 Chelmsford Drive is a spacious and functional venue designed to meet the needs of a growing population. Due to the previous fit out, 110 Chelmsford Drive is ideally suited for an Early Childcare Centre, however, could be modified to fulfill the needs of various interests. Please note, despite being used as a childcare centre previously, Maitland City Council does not guarantee that the building fits the current legislation requirements. Any required building works would be at the occupiers cost or by negotiation with Maitland City Council.

Submissions will be accepted up until midnight 13 October 2024, and can be made by visiting [maitland.nsw.gov.au](http://maitland.nsw.gov.au) and following the prompts.

## About the space

Featuring open rooms and a spacious outdoor area, 110 Chelmsford Drive was previously fit out for an Early Childcare Centre, however, could be modified to accommodate various needs. Features include:

- Private office
- Commercial kitchen and laundry with select appliances
- Three spacious rooms, each with separate bathrooms
- Ample storage with walk in robes in each room
- 11 parking spaces with one designated accessible space
- Large fenced outdoor area
- Existing furniture including wooden cots, bookshelves, tables and chairs

The removal of existing furniture can be negotiated in the lease agreement. There are miscellaneous appliances within the building which were formerly used by the previous tenants. If required, these appliances can be removed by Maitland City Council. Otherwise, they will be left onsite. Maitland City Council does not guarantee that the appliances are operational. If the prospective tenant chooses to keep these appliances, Maitland City Council will not be responsible for any ongoing maintenance.

## At a glance



110 Chelmsford Drive,  
Metford



11 parking  
spaces with  
one designated  
accessible space



A spacious and  
functional area  
spanning across  
2,100sqm



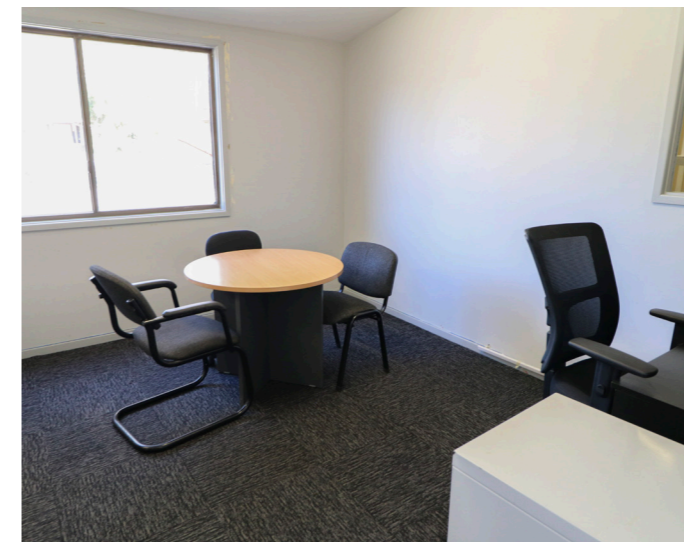
Private office  
space



Kitchen:  
Commercial  
kitchen and  
laundry facilities



Three large spacious  
rooms with separate  
bathrooms



## Management and lease model

Featuring open rooms and a spacious outdoor area, The day to day management of 110 Chelmsford Drive will be the responsibility of the future lessee, including cleaning and insurances. Water and electricity are to be paid by the lessee. Maitland City Council will be responsible for maintaining the fire safety systems, air conditioning and any structural components.

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.

## Location

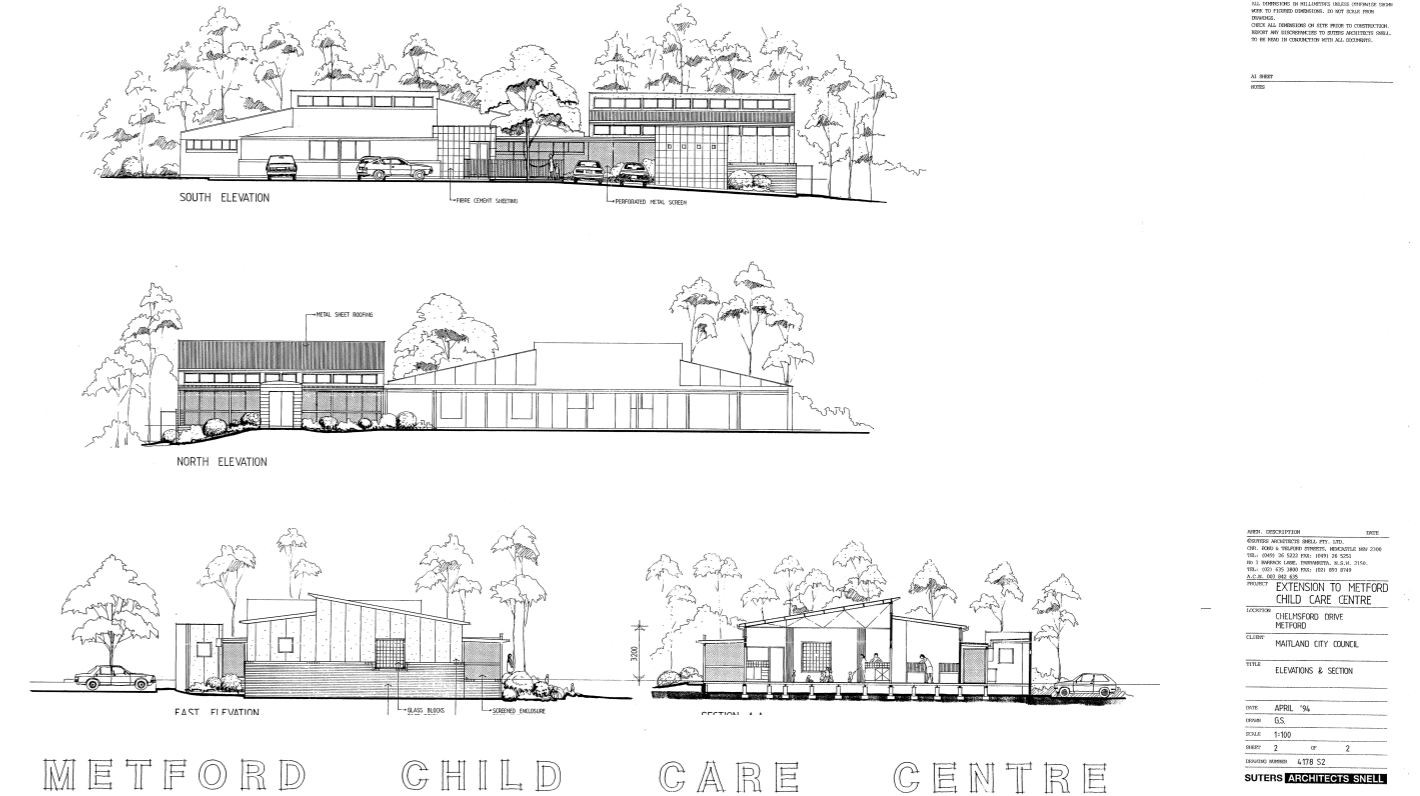
110 Chelmsford Drive, Metford, NSW, 2323.



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
- Submit a copy of your current Certificate of Currency for Public and Product Liability for \$20 million
- Submit any other statutory required or supporting documents.

## Plan of facility



## Evacuation diagram

