

To Whom it May Concern

We are looking for the following Retail Commercial Real Estate Property Types to Lease. We have investors waiting for property and as a company we are also interested in a location to set up and operate.

Type 1 – Self Serve Laundromat or Laundrette

- Location
 - Residential area in the suburbs in a medium to low socioeconomic area. OR
 - Densely populated area with high rise apartments, student accommodation and/or tourists
- Shop size and detail
 - 60 to 100sqm in size
 - Ground floor, not with a suspended floor
 - Solid concrete floor or with the ability to install concrete bases for some washers
 - Busy road or street frontage or with the ability for signage on busy road
 - Car parking nearby
 - Strip shopping centre or larger shopping centre not near a supermarket
- Rent
 - Under \$30,000 + GST PA inc outgoings (preferably closer to \$20,000 + GST)
 - A laundromat will not work in a high rent area. Unless it is the perfect site and closer to 100sqm
- Services Required
 - Gas supply into the shop 600 – 800 Mj
 - Ability to duct dryers through ceiling and roof or through a wall to outside
 - Approx 60 – 70 amps 1 phase
 - Access to laundry with doorway 900mm plus.
 - Ability to connect to sewer with 90mm drain
 - Cold water supply of 1 inch

Type 2 – Commercial Laundry / Ironing Service / Garment Care retail shop

- This is to install a SoftWash (water based Dry Cleaning) system – Please note it is NOT traditional Dry Cleaning and does NOT use dry cleaning toxic chemicals and solutions.
- As far as councils and shopping centre management is concerned, it is a laundry.
- Location
 - Higher socioeconomic area where people need their clothes, evening wear, wedding dresses and soft furnishings cleaned, or their ironing done.
 - Busy densely populated / shopping area is OK or on a busy main road as a go-to destination can be considered.
- Shop size and detail
 - 80 to 120sqm in size
 - Ground floor for equipment access.
 - Suspended floor is OK for this application
 - Busy road or street frontage or with the ability for signage on busy road
 - Car parking nearby
 - Strip shopping centre or larger shopping centre is OK

- Rent
 - Under \$40,000 + GST PA inc outgoings (preferably closer to \$30,000 + GST)
- Services Required
 - Gas supply into the shop 200 – 300Mj
 - Ability to duct dryer through ceiling and roof or through a wall to outside
 - Approx 100 amps 3 phase (or 50 amps 1 phase)
 - Access to laundry with doorway 1000mm plus
 - Ability to connect to sewer with 75mm drain
 - Cold water supply of 3/4 inch

Regards
Phil Stott
Managing Director

