

# Piccadilly Complex

133 Castlereagh Street  
222 Pitt Street  
Sydney NSW

Now  
leasing



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Welcome

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## City scape

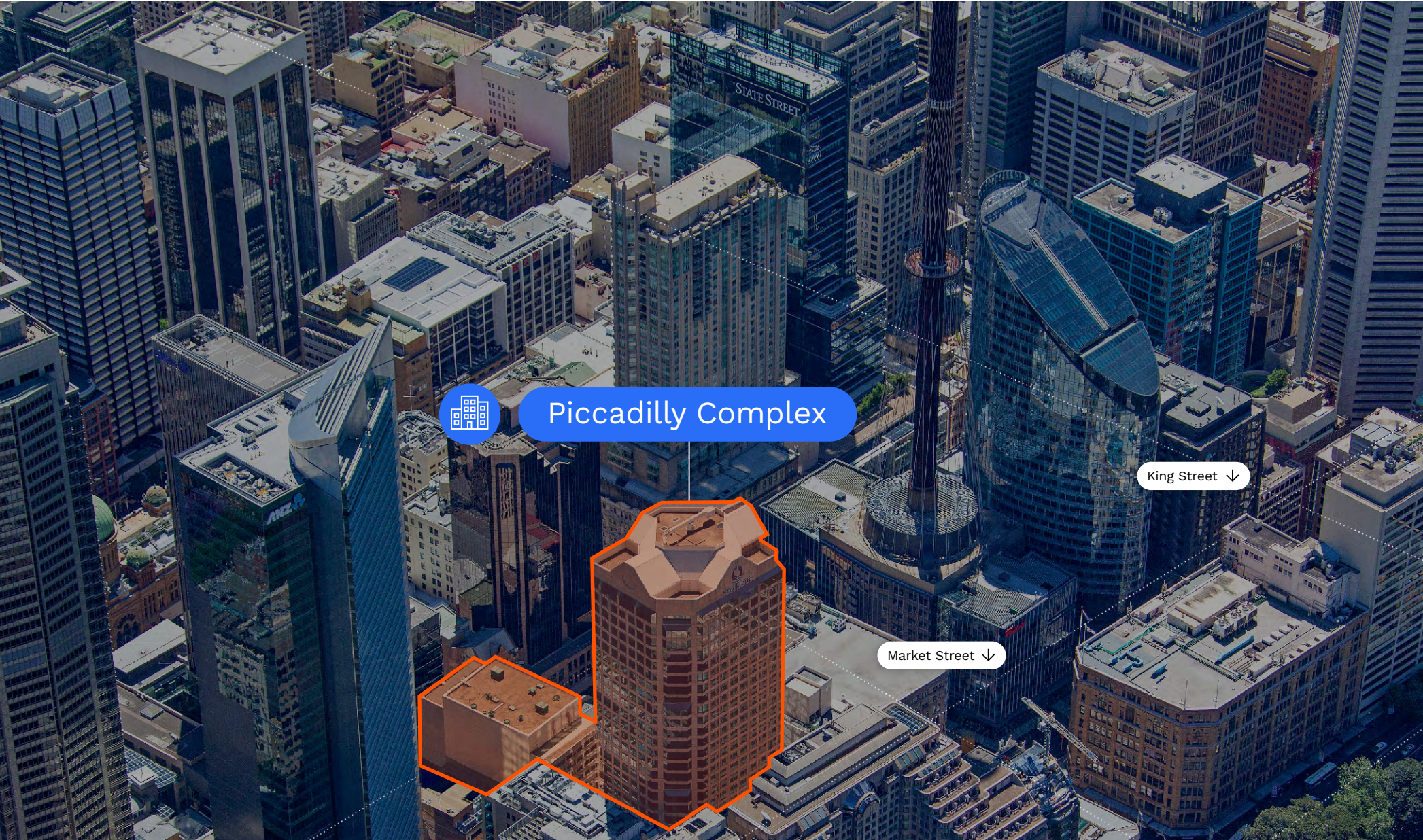
A dynamic business needs a vibrant place to grow, connect and thrive. Enjoy expansive views across Hyde Park, with natural light-filled office suites and unrivalled access to Sydney's best retail and dining right on your doorstep.

Piccadilly Complex comprises 133 Castlereagh Street and 222 Pitt Street along with a two-level retail shopping centre which offers an abundance of retail stores.

Piccadilly Complex has achieved a WELL health and safety rating, and is designed to maximise energy efficiency, with a 5 Star NABERS Energy rating. This enables a healthy workspace that lowers emissions and continues our commitment to the environment.

Accessibility is easy, with a vast network of transport options, including the on-site 274-space car park, plus trains, buses and light rail within a five-minute walk, ensuring your daily commute is as seamless and smooth as possible.





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## Convenience

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# Everything, and more

Convenience, community, connectivity.

Strategically positioned in the heart of the Sydney CBD, the property connects seamlessly to adjoining streets.

Connectivity to transport hubs and future infrastructure projects is also strong.

On-site parking as well as modern end-of-trip facilities are available.

# Love your local

Stockland Piccadilly retail centre is conveniently located below the Piccadilly complex, delivering a unique mix of food, retail services and fashion.

### Food Court, Cafes and Restaurants

Palace Chinese Restaurant – *rated Sydney's best Yum Cha by Time Out Sydney*

Piccadilly Lounge Cafe

Chrysler Coffee Bar

Top Juice

Lotus Kebabs

Salt N Pepper

Oriental Delicacy

Sushi Show

So Shiok

### Retail Services

Kamil's Hairdressing

Island Sea Nails & Beauty

Evolution Laser Clinic

Healthy Care Massage

Master Fit Alterations

Piccadilly Eyewear





# Convenient local links

### Transport

- Gadigal Metro Station
- Town Hall Station
- St James Station
- Wynyard Station
- QVB Light Rail Station
- Castlereagh St - Bus Stand A
- Elizabeth St - Bus Stand A
- Park St - Bus Stand K

### Shopping

- Pitt Street Mall
- Westfield Sydney
- The Galleries
- Queen Victoria Building

### Health and Wellbeing

- Virgin Active
- Barry's Bootcamp
- Cook + Phillip Park and Aquatic Centre
- Centre Domain running trail

### Cafes and Dining

- Pablo & Rusty
- Grounds of the City
- Bambini Trust
- Babylon
- Lotus
- Fratelli Fresh

### Community

- The Treehouse Childcare Centre
- Wesley Mission

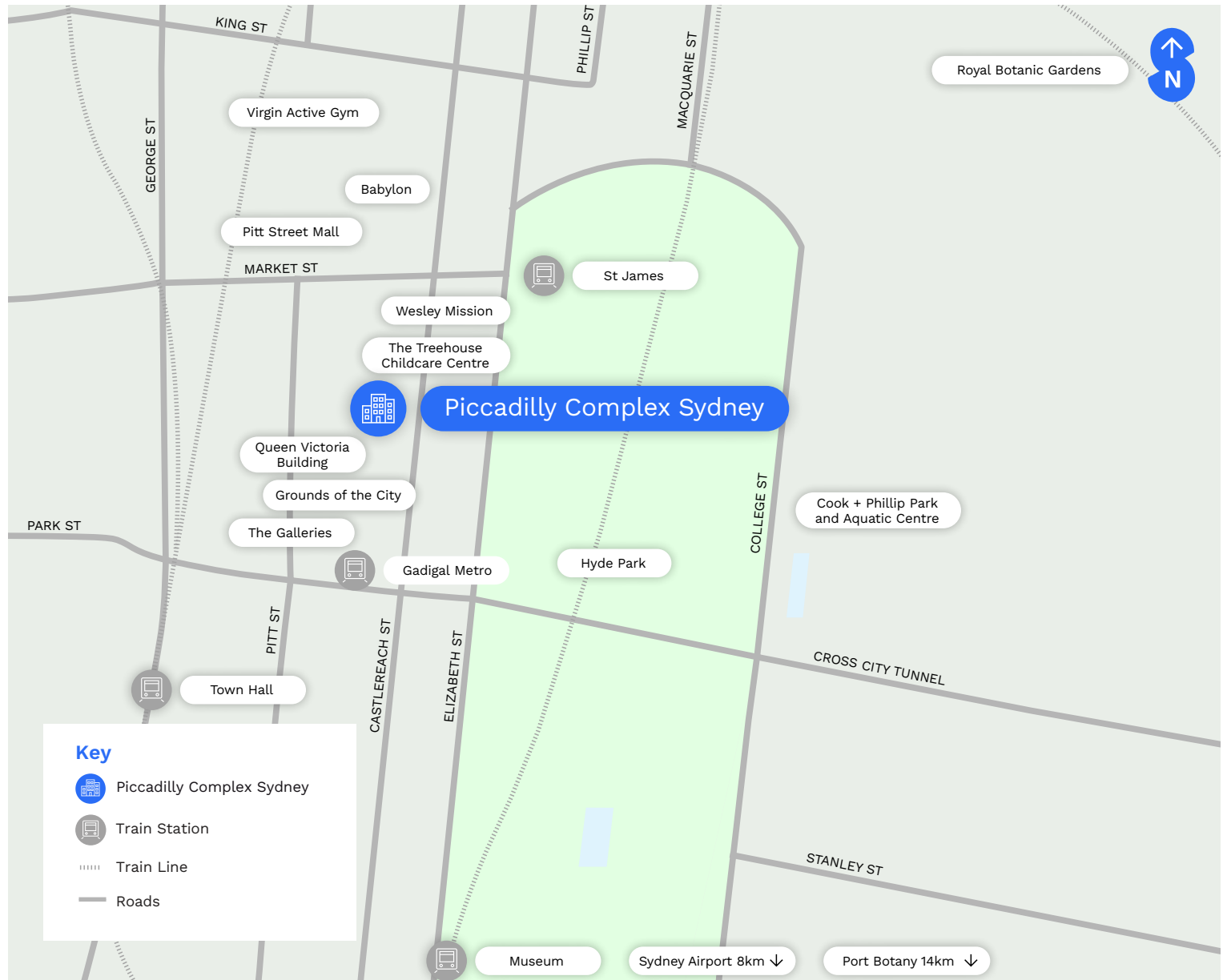




Image is indicative only.

## Spaces to thrive

Piccadilly Complex offers efficient, well-thought-out and flexible floor plates in a contemporary A-grade building. Its unique shape coupled with large windows, provides sweeping views of the Sydney CBD and natural light penetration.

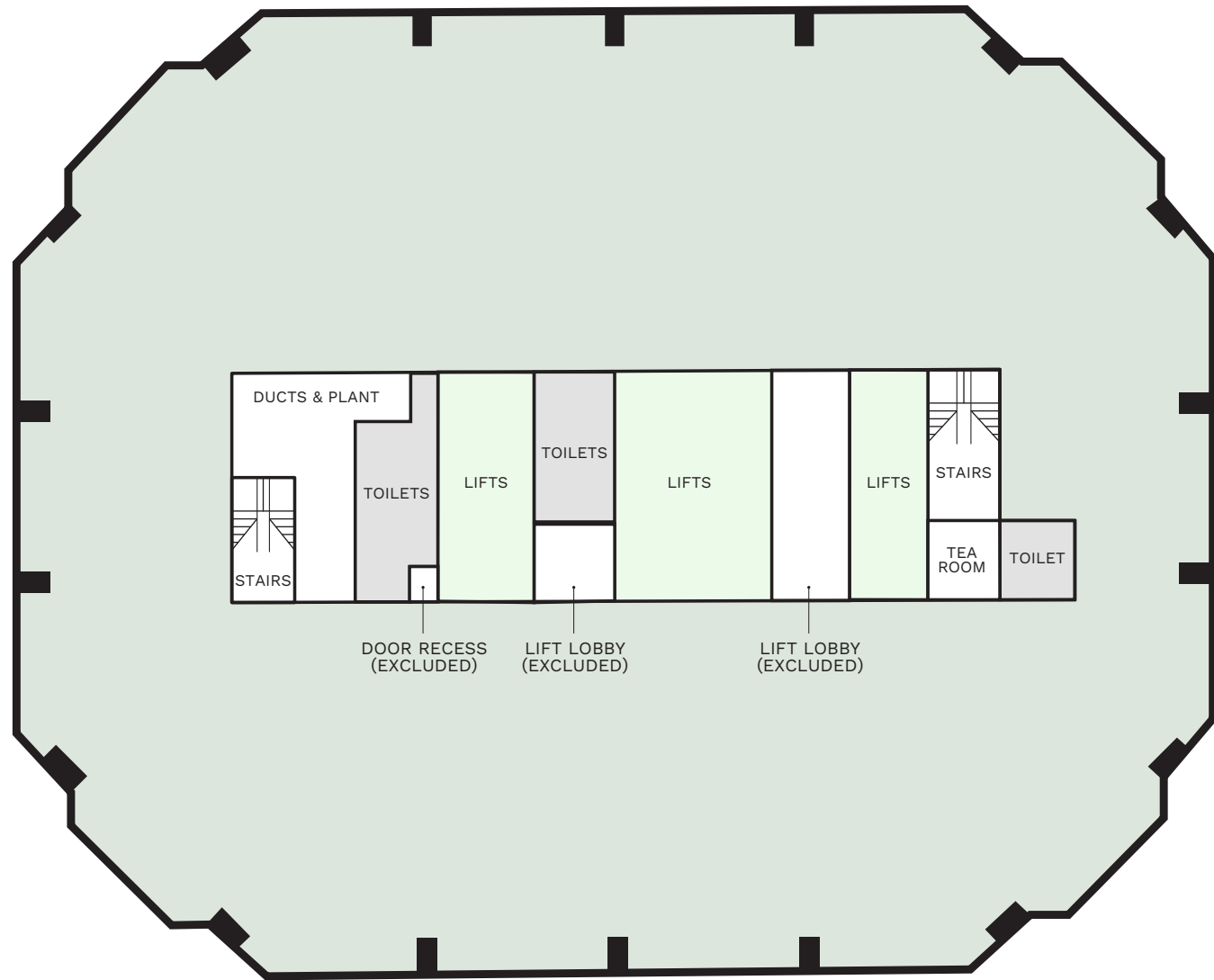
Tenants can enjoy the Level 1 Flex Space with free weekly wellness and exercise classes.

**Click here** to view the current opportunities and to find the space for your business to thrive.





# Whole floor plan (indicative)



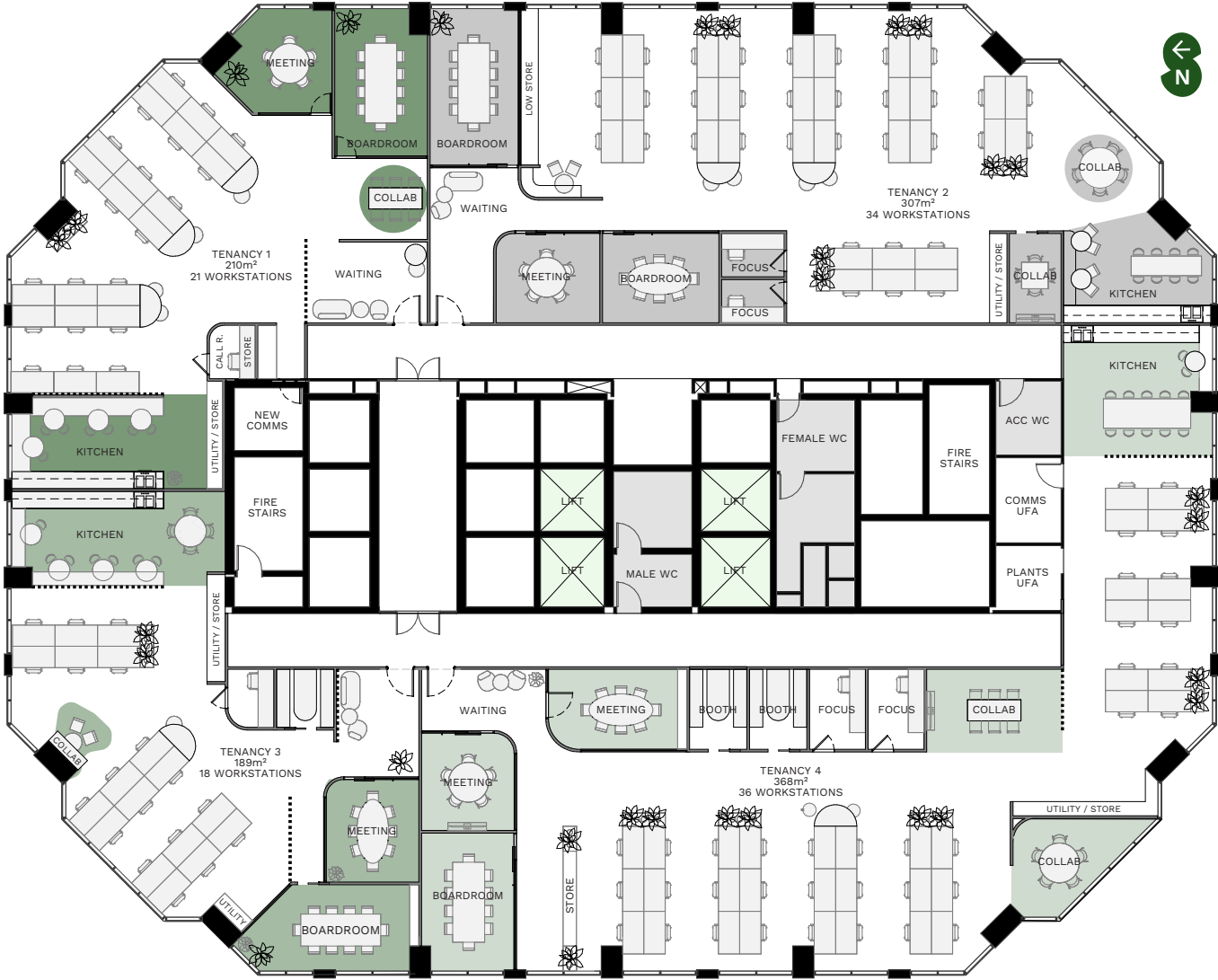
**Key**

- Lettable Area
- Lift Core
- WC Areas

CASTLEREAGH ST



# Spec suite fitout example



**Key**

- Light Green Circle: Lift Core
- Grey Circle: WC Areas
- Dark Green Circle: Shared Areas Tenancy 1
- Light Grey Circle: Shared Areas Tenancy 2
- Medium Green Circle: Shared Areas Tenancy 3
- Lightest Green Circle: Shared Areas Tenancy 4

This plan is indicative only. Subject to change.





## Technical specifications 133 Castlereagh Street

### Building hours

- Monday–Friday, 8am–6pm
- Tenant access is available 24/7

### Air conditioning

- Air conditioning typically operates from 8am–6pm Monday to Friday, not including public holidays or weekends
- Supplementary units are not base building and should be maintained by the tenant
- After-hours air conditioning (AHAC) is available upon request

### Condenser water allocation

- 46 W/m<sup>2</sup>
- 1.7 L/s per floor

### Fire protection

- Smoke detection, automatic sprinklers and EWIS

### Lifts

- 2 passenger and goods lifts
- 4 high-rise lifts
- 6 low-rise lifts

### Electrical capacity (amps/floor)

- 100A

### Backup power

- Generator for base building essential services
- Ability for tenant to install their own generator<sup>^</sup>

### Access control system

- Syrus and Presco Proximity Readers
- Evolution Management System

### Ceiling heights

- Floor to ceiling – 2,700mm
- Slab to slab – 3,900mm

### Fibre providers

- Telstra, Optus, Vodafone
- NBN ready

### Parking

- Public car park managed by Secure Parking
- Stockland ensures that car parking spaces are allocated and used within the bounds of any lease or licence agreements



## Technical specifications 222 Pitt Street

### Building hours

- Monday–Friday, 8am–6pm
- Tenant access is available 24/7

### Air conditioning

- Air conditioning typically operates from 8am–6pm Monday to Friday, not including public holidays or weekends
- Supplementary units are not base building and should be maintained by the tenant
- After-hours air conditioning (AHAC) is available upon request

### Condenser water allocation

- 56 W/m<sup>2</sup>
- 1.7 L/s per floor

### Fire protection

- Smoke detection, automatic sprinklers and EWIS

### Lifts

- 1 passenger and goods lift
- 4 high-rise lifts

### Electrical capacity (amps/floor)

- 52A

### Backup power

- Generator for base building essential services
- Ability for tenant to install their own generator<sup>^</sup>

### Access control system

- Syrus and Presco Proximity Readers
- Kastle Systems

### Ceiling Heights

- Floor to ceiling – 2,700mm
- Slab to slab – 3,900mm

### Fibre providers

- Telstra, Optus, Vodafone
- NBN ready

### Parking

- Public car park managed by Secure Parking
- Stockland ensures that car parking spaces are allocated and used within the bounds of any lease or licence agreements



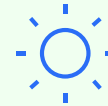
# Your partner



Australia's largest diversified property company with more than 70 years' experience



Best-in-class delivery systems and processes for efficiency and innovation



Solar investment of over 14MW across Commercial Property portfolio



High tenant engagement with 87% overall customer satisfaction with Stockland in Workplace & Logistics†



Owner, developer and manager of over \$13.8 billion^ of assets in Australia



Minimum commitment of 4 star Green Star and NABERS in commercial property CP developments



Proven track record of successful and long-term capital partnering



Workplace & Logistics development pipeline of ~\$12.2 billion\*#

## Global recognition of sustainability leadership

**Global Top 5 ranking** on S&P Global Dow Jones Sustainability Index for 12 consecutive years

Member of  
**Dow Jones Sustainability Indices**  
Powered by the S&P Global CSA

**GRESB Green Star** rating for 9 years



**AAA ESG Rating** from MSCI for over 10 years



**Employer of Choice for Gender Equality** Australia's Workplace Gender Equality Agency



To find out more about Stockland, please visit our website - [stockland.com.au](http://stockland.com.au)

^Net Funds Employed (NFE). Excludes WIP and sundry properties of \$0.5bn and asset held by the Corporation Stockland Harrisdale, WA. Includes NFE of: Masterplanned Communities \$2.3bn, Land Lease Communities \$0.5bn and other assets \$0.3bn.  
\*Forecast end value on completion. #Includes M\_Park Stage 1, owned in capital partnership with Ivanhoe Cambridge, at 100% share. Correct as at 31 December 2022. †As at 31 December 2022. Stated overall customer satisfaction measuring 7-10 score.

## For leasing enquiries:

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