

Expression of Interest – Factory Unit 3

I would like make an offer to lease either unit 2 or 3, preferably unit 3 located at 18 Huggett Drive Dalwallinu for a period of 2 years.

I have recently started up a refrigeration and air-conditioning business after relocating to Dalwallinu from Karratha. After initially being based in Perth and travelling to regional area's for work, including work in the LGA's of Dalwallinu, Victoria Plains, Coorow, Moora and Perenjori, I moved to Dalwallinu and started operating the business out of some borrowed space at a friend's workshop. This space has sufficed so far however with business increasing and expansion possible a bigger independent space which does not impede on the operations of my friends business will facilitate the businesses growth and prosperity. I believe that BCW Air will provides many benefits to the community by offering a local service, contributing to the local economy and providing future employment and training opportunities in Dalwallinu. Given my foundations in the area it is anticipated that BCW Air will remain in Dalwallinu over the long term after and possibly seek to extend the lease agreement on the factory unit or to purchase and/or construct a permanent factory unit after an initial 2 year lease agreement to firmly establish the business.

To this end I would like to put an offer of \$660 per month (Incl GST) for a period of 2 years, beginning from the date of Councils approval, which includes, at the Shire Councils discretion, the following conditions;

- Provision of signage space on northern fence of 2.4 x 1.4m
- Ability to break lease during lease period without penalty given three months' notice is given by BCW Air
- Installation of whirleybirds in all units for safety reasons – the cost of which to be covered by the Shire
- Rent free access for 2 months from date of Council approval of lease to allow for set up of workshop and transfer of equipment
- Rent to be payable monthly
- Given Shire approval the ability to renovate and/or install additions to unit and remove/alternate at termination of lease at the discretion of the Shire, e.g. industrial storage shelves and improved electrical fit out including more widely dispersed powerpoints. Cost of installation and removal all to be borne by BCW Air
- Outside of rent and utilities there will be no liabilities payable (rates, insurance etc.)

Your consideration of this agreement is much appreciated.

Signed: 

Blake Waterhouse

BCW Air Ltd