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Boutique Hotel Leasing Opportunity in Mosman

The Harbour Trust is seeking Expressions of Interest from experienced hospitality developers/operators to create a boutique hotel on Middle Head Peninsula in Mosman.

Surrounded by public parkland with immediate beach access and views over both Sydney Harbour and Balmoral Beach, a collection of former Defence buildings present a unique refurbishment opportunity for a long-term tenant to create a range of mid- to high-end overnight accommodation.

The Buildings **Ten Terminal**

The red-brick Art Deco buildings of Ten Terminal showcase heritage features such as wood panelling, high ceilings and deep sash windows. This group of buildings lends itself to a boutique hotel or lodge surrounded by parkland and harbour views. The buildings are linked by a series of landscaped or paved courtyards and include large garages which could be converted into additional accommodation, function, restaurant or hotel support facilities.

Totalling 2,156 sqm, the buildings are unrefurbished. There are some opportunities to create new structures within the complex.

Site Plan [Download site plan for Boutique Hotel Opportunity \[PDF 177 KB\]](#)

Building Plans [Download floor plan for Building 1 \[PDF 66 KB\]](#)

[Download floor plan for Building 2 \[PDF 35 KB\]](#)

[Download floor plan for Building 3 \[PDF 126 KB\]](#)

[Download floor plan for Building 6 \[PDF 42 KB\]](#)

[Download floor plan for Building 7 \[PDF 46 KB\]](#)

The Buildings **Barracks and Laundry**

These former barracks buildings overlook Middle Harbour and Balmoral Beach. Totalling 1,838 sqm, the three almost identical buildings currently consist of 63 bedrooms with shared bathroom facilities, and could be converted to create mid-range accommodation. There are opportunities for partial demolition and alternative exterior treatments, including larger window openings and the addition of verandahs to take full advantage of this unique position.

Adjacent to the Barracks is a stand-alone former laundry building.

Site Plan [Download site plan for Boutique Hotel Opportunity \[PDF 177 KB\]](#)

Building plans [Download floor plans for Building 1 \[PDF 87 KB\]](#)

[Download floor plans for Building 2 \[PDF 86 KB\]](#)

[Download floor plans for Building 3 \[PDF 86 KB\]](#)

[Download floor plans for Building 4 \[PDF 38 KB\]](#)

Local Amenities

Recreational and sporting amenities are available on the doorstep including secluded beaches, bushwalking, tennis courts and two sporting ovals. The popular visitor destinations of Balmoral Beach and Chowder Bay are just a stroll away. Other facilities at Headland Park include cafes and restaurants, art studios, wedding venues, function and conference rooms, diving and kayak hire, gymnasium and Pilates studio and around 75 commercial tenancies. The boutiques, galleries and restaurants of Mosman Village are 5 minutes by car.

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Lease Term and Conditions

Under existing Trust legislation the Trust is able to grant leases with Ministerial Approval up to September 2033 (22.5 years). Applications for longer lease terms will be considered by the Trust but will be subject to community consultation and Federal parliamentary approval.

The Trust's standard lease memorandum is available as a download from the EOI process section of the website.

Expressions of Interest

The Trust will consider Expressions of Interest for parts of the site as well as the whole site. Expressions of Interest are open until **5pm on 29 April 2011.**

[Details of the EOI process](#)

Further Information

Contact the Harbour Trust for more information or to arrange an inspection: (02) 8969 2100.