



GROSVENOR PLACE

BACK TO THE OFFICE AT GROSVENOR PLACE

Sydney's Premium CBD office tower Grosvenor Place has experienced, like most of the Sydney CBD, a quantum change in conditions stemming from the COVID-19 pandemic and the resulting virtual shut-down of the office working environment.

Executive Director of Grosvenor Place, John Derrick says the building management team has been actively working to encourage the safe return of their building community with incentives like free bicycle servicing, discounted parking and freeing up of communal and office spaces for a wider selection of active work and collaboration areas. The pandemic has allowed management to accelerate design changes with bold features like bringing nature inside to the foyer areas and building a new shared business lounge facility.

With many of the professional services and tenant firms closing their offices in March, people have started to return to the office.

A recent survey of the building community offered some customer insights into the future for one of Sydney's enduring buildings.

When asked about the primary drivers for the return to the office, over 60 per cent of organisations noted both culture and collaboration as the major reasons to bring the team back. Added to that was 33 per cent identifying socialisation and mental wellbeing as the primary factor for 37 per cent of respondents.

The survey recorded 43 per cent nominating increased productivity for working from the office while a counter question about impediments to working from the office rated only 4 per cent saying productivity was improved working from home.

Health risk did not rank as preventing the return to work, however getting to work was considered a major factor with over 90 per cent of respondents saying public transport health concerns and limits to transport options were the major impediments to returning to the office.

This aligns with an earlier ABS survey during the year that found almost 60 per cent of workers feared taking public transport back to work, and that issue lingers in the community as the Government seeks to address this hurdle.

So, what does the next twelve months look like for office workers? Interestingly, the majority of the Grosvenor Place community said their business prospects and outlook were looking to improve or remain the same.

Grosvenor Place has even secured new tenancies during the pandemic, testament to the appeal of an exceptionally well designed and positioned building with a robust and engaging work and lifestyle environment.



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Derrick says smart, flexible, efficient and, above all, healthy design solutions will be in demand.

“Working environments will require efficient, adaptable floor plates, with ample customer services to provide a healthy, happy workspace. Layer on top of that, value added “third spaces”, al fresco meeting areas, cafes, changing rooms, community activities, all designed to foster a community spirit, and you rapidly develop the picture of a healthy working environment that simply cannot be replicated in the home office.”

The new business lounge at Grosvenor Place is poised for completion early in the new year and will feature flexible working hubs for collaboration of groups or individual work areas in modular booths beneath a native living tree being planted inside the upper lobby later this year.

Grosvenor Place has also recently become the first office tower in the country to install a food waste dehydrator adding to their other circular economy initiatives that deliver tangible environmental outcomes. The hydrator removes tonnes of food waste a year from landfill and recycles it into fertiliser to be sent to partner farms, avoiding chemical fertilisers for growing food.

Colliers International National Director, Office Leasing, Frank Sassine says there is nothing like the Sydney CBD for amenity, choice and ambience to attract the workforce to return to CBD offices.

“Smaller businesses have been the first to return to the city office, however there is no doubt the larger corporates are planning and starting to return to the city. The factors of culture, collaboration and productivity are just nowhere near comparable in a remote work from home workforce,” he said.

With Colliers head office based in Grosvenor Place, Sassine pointed to the variety and flexibility of alternative workspaces in and around the building that provide a big incentive to the returning workforce.

“Tenants without enough casual and flexible workspaces will really benefit from buildings like Grosvenor Place that provide that additional amenity both inside and outside, especially as summer arrives and prime locations like the harbourfront not only offer views but actual access to the water and parks and green spaces to distance and “reset” each day,” he said.

About Grosvenor Place

Recognised for its outstanding architectural merit and key location adjacent to Circular Quay, Grosvenor Place is a landmark Premium office building in heart of the CBD. Grosvenor Place provides 44 levels of office accommodation, with typical 2,000 sqm floor plates, ground floor retail plaza and car parking for 500 cars.

A signature design by renowned architect Harry Seidler, the complex includes The Morrison Hotel and the heritage listed Royal Naval House and Johnson's Building.



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The individual floors deliver flexible and efficient floor spaces, among the largest in Sydney. A key feature is floor-to-ceiling glazing with many floors offering iconic Sydney views. Building occupants benefit from a five-star workplace experience including a dedicated onsite management team, hotel style end of trip facilities, wellness program and full-service concierge.

Grosvenor Place is looking towards the future and have committed to significant improvements to the tower including a new business lounge and lift upgrade program.