CITY OF SYDNEY

Additional information for applicants

Figure 1: Harry Jensen Office. (Image: Chris Southwood/City of Sydney)

Harry Jensen Office and Abraham Mott Hall Storage Space

2 Watson Road, Millers Point

Additional information for applicants
September 2026

Green Global Connected

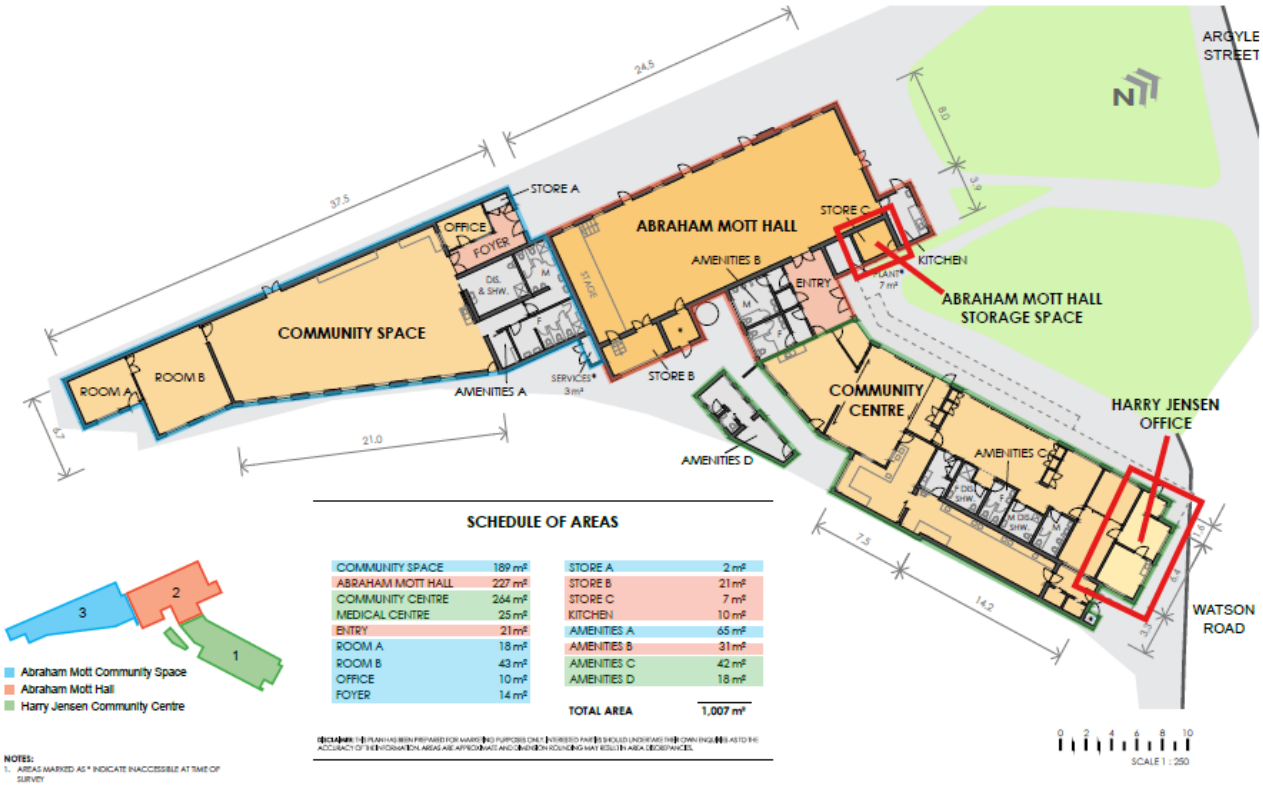

Figure 1: Floor plan of 2 Watson Road, Millers Point NSW 2000

Building features

This information will help you decide whether the property is right for your organisation and activity.

You will be required to enter into an agreement with the City of Sydney.

The agreement will cover the terms under which you have access to the building, venues and/or rooms including rental amounts, period of tendency and reporting requirements.

The agreement will include the following information

The building	Details
Address	2 Watson Road, Millers Point NSW 2000
Permitted hours of use	Base hours of operation are 7am to 10pm, Monday to Sunday.
Permitted use	These spaces are available for a range of community activities. For **tenancy 1** these may include providing physical, social, cultural or intellectual development, welfare services or activities, and administrative, clerical, professional or similar activities that can be offered from an office-style space. For **tenancy 2** the approved use for this space is as a storage unit only. It cannot be used as an office or meeting space for community activities. The property is classified as Crown land and the City of Sydney is the Crown land manager. It is governed under the Millers Point precinct Crown reserves plan of management. Since 1957 this space was dedicated for use for community purposes and public recreation. The City of Sydney has a duty to ensure that

The building	Details
	any tenure of the land is consistent with the reserve's purpose and the plan of management. The area must be used by an entity who wishes to serve and better the community. The land is zoned General Residential R1 under the Sydney Local Environmental Plan 2012 and the property is approved for use as a community facility under development approval D/2024/19. The local environmental plan allows a building or place to be used for the physical, social, cultural or intellectual development or welfare of the community. It excludes educational establishments, hospitals, retail premises, places of public worship and residential accommodation. The building is located within the Millers Point and Dawes Point Village precinct conservation area and is subject to any applicable management plans
Access	Key and lock access to both tenancies Both tenancies can be accessed from the ramp at front of building (off Watson Road).
Facilities/Shared spaces	No shared facilities or spaces, except toilets.
Bathroom	Within the common area between the Harry Jensen Centre tenancy and the Abraham Mott Hall entrance, there are shared male and female ambulant toilets.
Air conditioning	The office spaces have split system air conditioning which can cool and heat. There is no air conditioning in the storage room.
Storage	Tenancy 2 is a 7 square metre lockable storage room, in front of Abraham Mott Hall.
Parking	No onsite parking available. Limited 2P and 4P metered street parking nearby. Wilson Parking stations available at Bond One and Barangaroo Point 260m away.
Public transport	Bus service 311 stops at Watson Road bus stop at the front of the building. Nearest train station and light rail stop is 900m away at Circular Quay.
Bike parking	O-ring is available 10m away opposite property on Watson Road. Refer to bicycle parking map.
Reception	There is no reception area for either tenancy.
Public amenities	Male and female ambulant toilets, and accessible all-gender toilet on Watson Road adjacent to property.
Community spaces	There is a hireable communal space which is Abraham Mott Hall. It is managed by the City of Sydney. Tenants are welcome to book these spaces through the City of Sydney website. Fees

The building	Details
	may apply and bookings are subject to availability. Terms and conditions apply.
Loading Dock	No dedicated loading dock. Level access driveway available on Watson Road for deliveries. Deliveries associated with the property that involve the movement of vehicles, must only occur from 7:30am to 5:30pm Mondays to Fridays, and 7:30am and 3:30pm on Saturdays.

Accessibility

Accessibility	Details
Wheelchair access	Level access entry, wheelchair access from ramp at front of building (off Watson Road).
Entry	Single swinging door which opens to 900mm (W) x 2060mm (H) for both tenancies
Other external entry points	Nil
Other internal entry points	Main entry foyer which is where the toilets for the Harry Jensen Office are located, is shared with Abraham Mott Hall. Access to this area by single swinging door with use of keypad.
Accessible toilet and shower	Nil
Ambulant toilet	One male and one female
Changing places	Nil
Hearing loop	Nil
Mobility parking	Refer to mobility parking map.

How you can use the space

The tenancy	Details
Lettable space	**Harry Jensen Office** is a **25 square metre** carpeted set of 2 office spaces with high set windows providing natural light. **Abraham Mott Hall Storage Space** is a **7 square metre** lockable room outside of Abraham Mott Hall.
Furniture & equipment	Available furniture and equipment will be discussed with the successful applicant and listed in the agreement.

The tenancy	Details
Fit out/modifications	Tenants are responsible for any fitouts or modifications needed to make the space suitable for their proposed activities. Any proposed changes to the property including dividing the space must be detailed and sent for approval to the City of Sydney. A development application may be required for internal fitout or modification. Any works to the properties will be at tenant's own expense, including development application lodgement and application fees and construction costs. The property may need to be returned to its original condition at the end of the agreement.
Mail	Tenants share a mailbox with other tenants. It is located in front of the building. If you need your own private mailbox, you will need to get a PO Box
Signs	A separate development application for any proposed signs (other than exempt or complying signs) must be submitted to and approved by the City of Sydney prior to the erection or display of any such signs. Portable signs must not be placed on the footpath or other public areas without approval.
Cleaning	Tenants are responsible for cleaning their tenancies including the inside of the windows in their tenancy. The City of Sydney is responsible for cleaning the common areas, the windows in any shared or common areas, and the outside of all windows.
Data and communications	Tenants are responsible for installing, connecting, paying for and managing the phone and internet/NBN service of their choice. For more information on the NBN, see moving to NBN for small businesses. Tenants will need to arrange the NBN installer to terminate the service at the communication rack. The contractor and works to be undertaken for the installation will need to be approved by the City of Sydney. The approved contractor will need to be inducted by our maintenance provider, Ventia, before starting any work in the building. Tenants are responsible for making their own determination on the suitability of wifi and mobile phone coverage for their purposes.
Waste management	In line with the agreement, tenants are responsible for their own waste management. The City of Sydney will discuss with the successful applicant an option to use its waste collection services, charged proportionately to the tenancy area occupied.

The tenancy	Details
Utilities and statutory charges	The property is serviced by renewable electricity and water. Tenants rent includes all chargers for services (including water, electricity and gas) supplied. Statutory charges (including council rates) may be passed onto tenants.
Fire safety equipment	This equipment is provided and maintained by the City of Sydney in line with the annual fire safety statement.
Hazardous materials	Tenants must comply with the hazardous materials management plan (see attachments G and H)
Building security	There is coded, multi-region City of Sydney monitored alarm system onsite for the Harry Jensen Office only. Key access once inside. Tenants will be issued with unique access code and keys. The Abraham Mott Hall storage room is a key lock only and is not alarmed.