

18 Clevedon Street Botany NSW

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- ~ Fitted out food factory approx. 600sqm
- ~ Ground floor processing and preparation area 216.18sqm + staff room 38sqm and amenities 11.55sqm
- ~ Three ground floor cool rooms (23.3sqm, 27.6sqm, 57.6sqm)
- ~ First Floor office area approx 71.2sqm and an additional preparation / dry storage room 57.3sqm with freezer 71.6sqm & cool room 21.1sqm
- ~ Large driveway for unloading

Price : POA
Building Size : 600 sqm
View : <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/botany/commercial/industrial/7961031>

TOP FLOOR

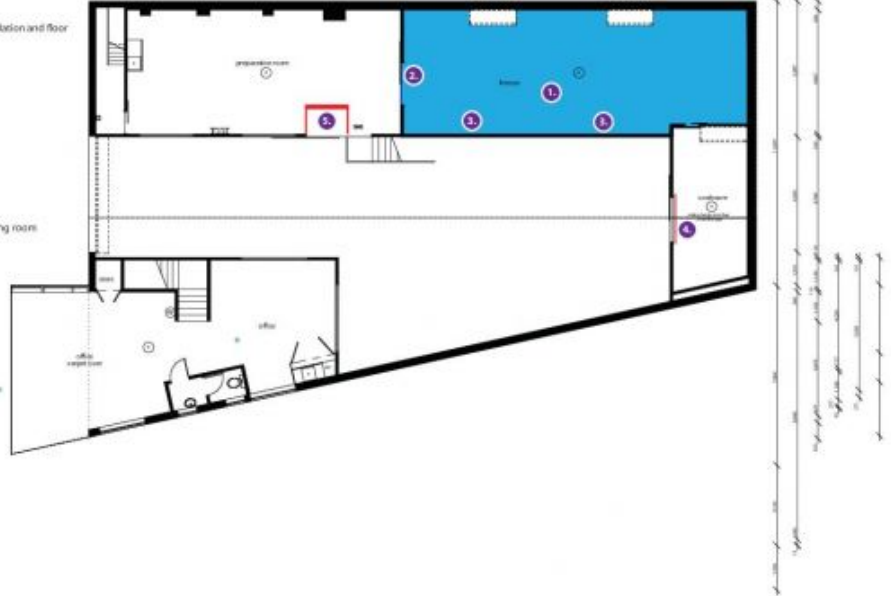
1. Change coolroom to freezer, remove top concrete floor, add insulation and floor heating, pour new concrete floor, increase panel thickness
2. and add new freezer door
3. Close existing doors in new freezer room
4. Safety Gate for Top Cool Room
5. Safety Gate for old production room

BOTTOM FLOOR

6. Widen Door way
7. Increase Door Size
8. Remove Door way
9. Widen passage way
10. Add wall and New Cool room Product Door
11. Remove Dividing wall and Concrete Hobbs
12. New Wall for proposed Processing Room
13. Fast close rapid roller door for pallet entrance to New Processing room
14. Air Curtain for pallet entrance to New Processing room
15. Relocate Floor Drains for new Processing room
16. Walls for Anti Room
17. Personal Entrance into New Processing room
18. Sink for Anti Room
19. Production room ceiling

NOT PLANNED YET

- electrical points inc 3 Phase Power Supply
Cold water Supply
Hot Water Supply
Floor Falls
Floor Coatings



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