



47 York Street, Sydney
Basement Works
Slab reconstruction for sub floor drainage and new greasetrap
Concrete cut and remove slab for new drainage
Excavation for new sewer pipework
Excavation for new grease trap 2000L
Re-establish concrete in accordance with the engineers detail
All call plumbing for services including hot and cold water feed and gas meter 750 MGS as per kitchen and bathroom layout on file
Sub floor drainage to basement space and connection to new greasetrap
All riser plumbing
Plumbing to reach up area
Electrical base building to be terminated at DB Board and to include 60 amps per phase 3 phase
Run circuit for extraction and plumbing pumps
Upgrade and reposition fire services, including sprinklers
Upgrade Air Conditioning and make up air (i) 2 x 7h units with 2 zones each unit (ii) make up air to bathroom extraction system
Upgrade extraction system to bathrooms as per BCA
Fit the bathrooms
BSQ20 per second mechanical extraction system with ESP and ducting to external as per approved plans

## Level Basement/47 York Street, Sydney NSW 2000

### Approved Restaurant/Bar in the City Centre

Located in the basement of AWA Building, an eye catching Art Deco 14 storey office building. 47 York Street is centrally located to Barangaroo, new Wynyard Station, Martin Place and city retail center.

- Total PAX of 200 people approved for restaurant/bar use
- Approved Liquor License- Restaurant - Trading until 12am.
- The lessor offers the property with the required base services for the approved use; Kitchen exhaust, grease trap, gas, hot/cold water, A/C and Male/Female toilets.
- Rear access from York Lane, which can be used as an alternative access or service entrance.

Retail  
FOR LEASE

300sqm

Contact the Agents today

# GUNNING

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