

CLELAND BOND

CLELAND BOND

33 PLAYFAIR ST.

FOR LEASE

33

MAIN SWITCH BOARD  
AND METERS



WOLFMAN  
PROPERTY & CO



# CLELAND BOND

33 PLAYFAIR ST.

## OPPORTUNITY

The Cleland Bond, located at 33 Playfair Street The Rocks offers a unique opportunity for a Bespoke Espresso Operator.

Located in the lobby of the Cleland Bond building steeped in history this is a unique opportunity to create a true “Espresso Bar” in a unique heritage environment.

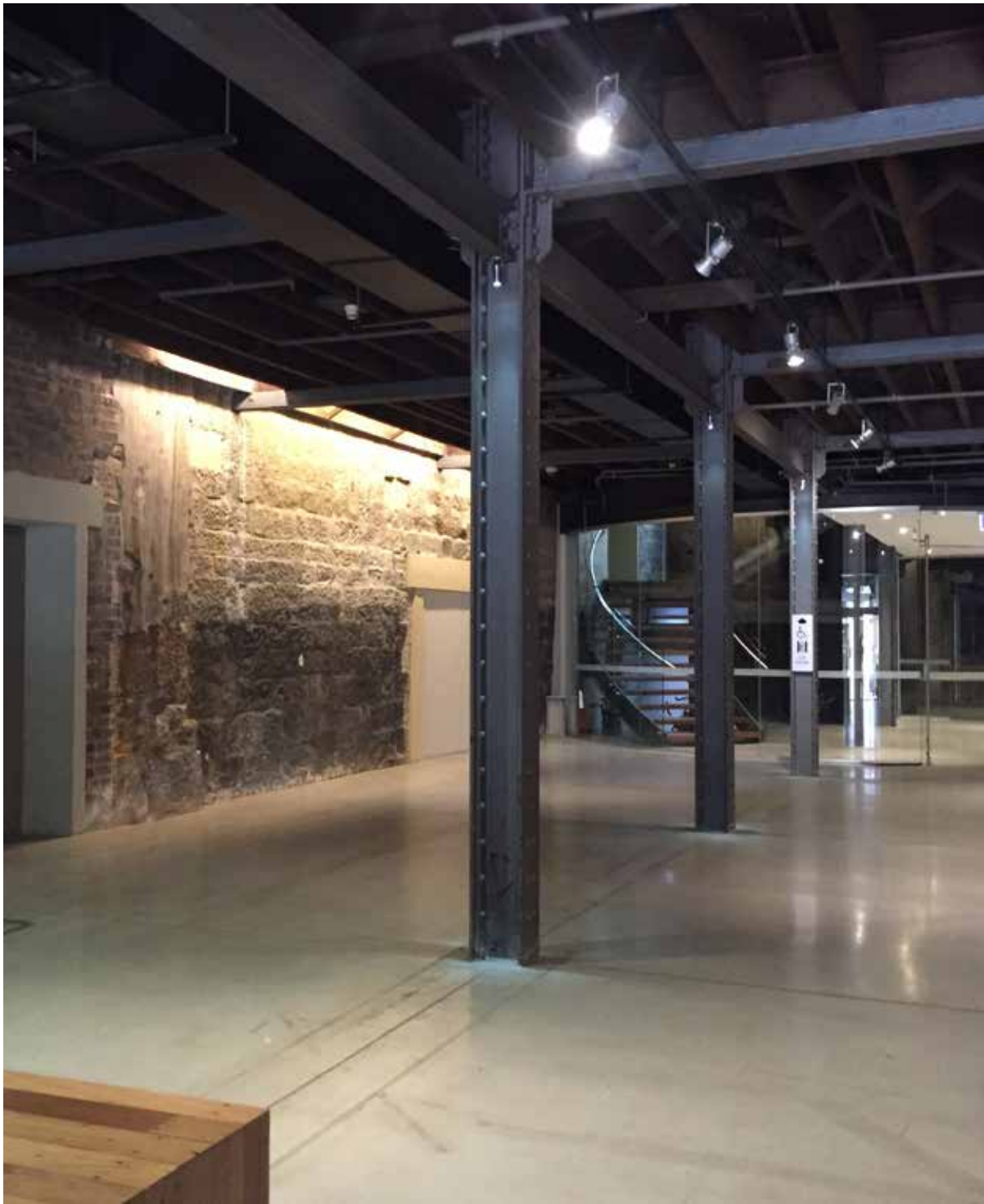
Surrounded by internal and external courtyard seating this opportunity suits a bespoke premium operation.

This opportunity allows potential tenants to capitalize on vibrant location servicing the needs of local businesses and visitors alike, ideally suited for Espresso Bar or similar concept with a contemporary design look and feel offering a clear point of difference not currently replicated in The Rocks.

Ground Level 60sqm approx.  
Permitted Use Espresso Bar or Similar



WOLFMAN  
PROPERTY & CO

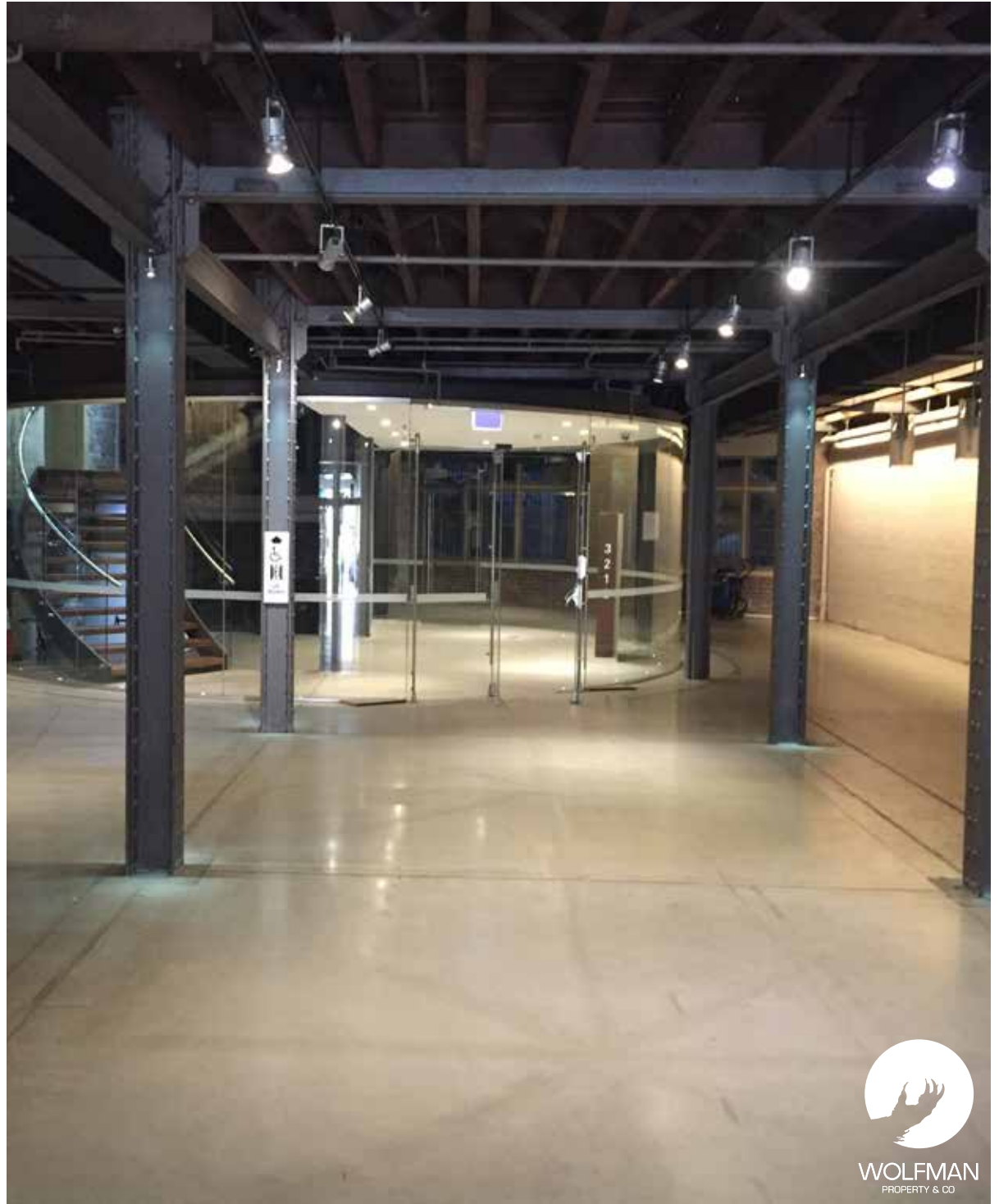


# CLELAND BOND

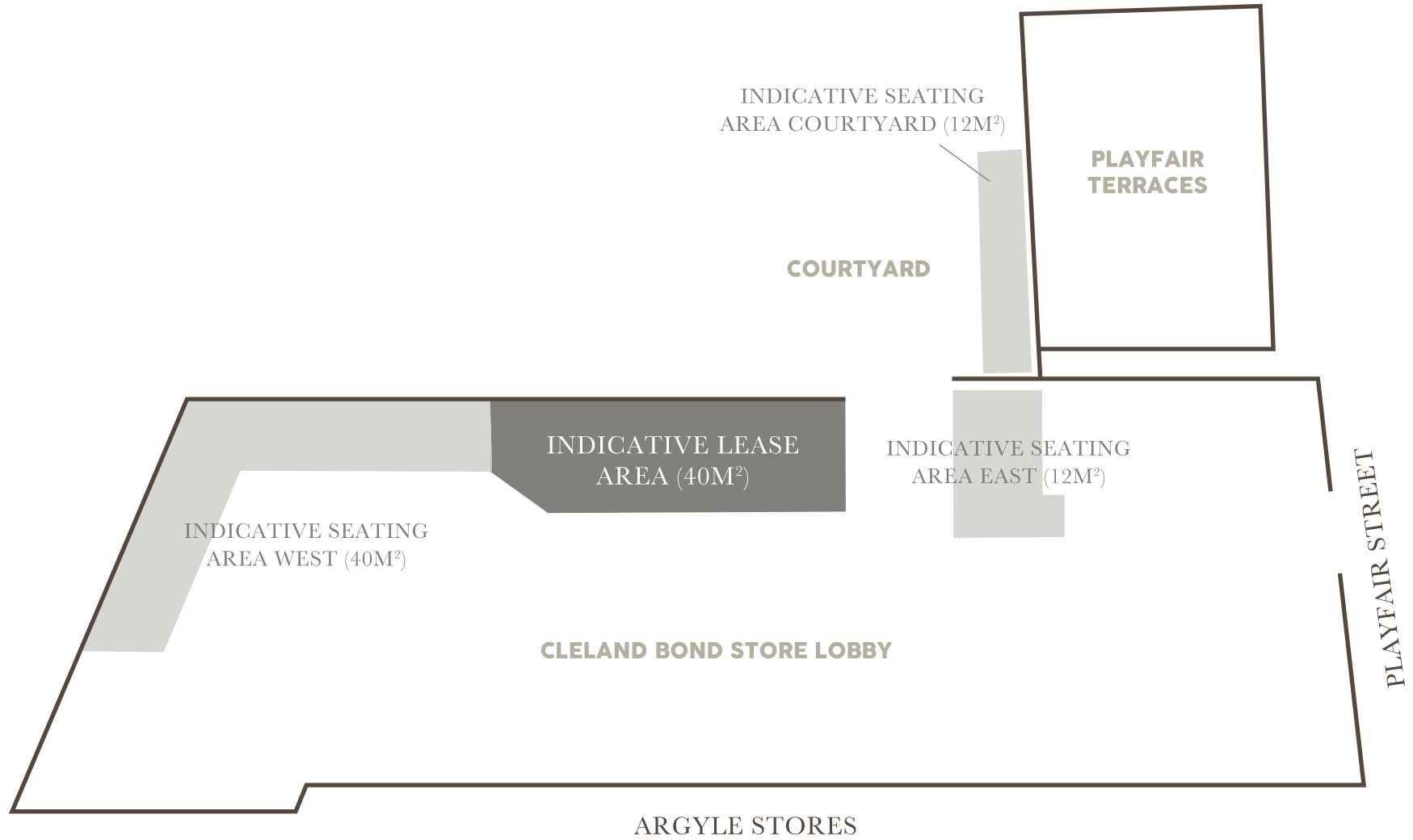
33 PLAYFAIR ST.



WOLFMAN  
PROPERTY & CO



# INDICATIVE FLOOR PLAN



NORTH



WOLFMAN  
PROPERTY & CO



**WOLFMAN**  
PROPERTY & CO

This exciting retail offering is part of Sydney Harbour Foreshore Authority's new leasing direction and precinct revitalisation welcoming new retailers into an evolving dynamic precinct.

In keeping with The Rock's unique brand and identity, your business should offer an exceptional brand built around passion, style and excellence.

Ideally suited for Espresso Bar or similar concept with a contemporary look and feel offering a clear point of difference and offers not currently replicated in The Rocks.

Fitouts are required to be of a premium standard designed to complement the surrounding tenancies and local heritage.

Interested parties or their agents, are not to contact or disrupt any existing tenants occupying the premises.

**To inspect or discuss the premises please contact**

**Tim Andrews**

Wolfman Property & Co

m: +61 (0) 408 616 708

e: [tim@wolfman.com.au](mailto:tim@wolfman.com.au)

[www.wolfmanproperty.com.au](http://www.wolfmanproperty.com.au)