

A magnifying glass icon with a blue handle and a yellow lens, positioned over the text 'Expression of Interest'.

Expression of Interest

Sydney CBD

Technology Driven

Cloud Kitchen

On behalf of:

Confidential

19 February 2026

Submissions to be lodged with:

Edward Andrews

submissions@lpc.com.au

By 5pm, Thursday 26 Feb 2026

Sydney CBD Premises

LPC has been appointed as the exclusive Occupier Advisor for a confidential client in their search for premises within the Sydney CBD. Our client, a leading food brand, has experienced over 300% growth in the last several years, despite the challenges faced by many B2C and retail brands. Their success is driven by a strong focus on B2B corporate catering delivery, and they are looking to expand with a technology-driven cloud kitchen to support continued growth. This kitchen will not only serve their already established corporate clients but also facilitate further B2B offerings.

Our client places a strong emphasis on underlying financials, operating at healthy margins and a strong balance sheet, that contribute to their financial security and stability. With a focus on innovation and sustainability, our client is also committed to reducing food waste and emissions through cutting-edge operational practices and has built a very positive reputation in the market. They are open to exploring creative space solutions, including underutilised or non-traditional areas, providing landlords with an opportunity to partner with a forward-thinking, financially secure company that is redefining urban kitchen spaces.

The Requirement

Item	Comments
Building Type	All building types and grades will be considered. Our client is prepared to consider the use of dead spaces (i.e. basement), existing restaurants/ kitchen, office space, storage/ warehouse, subject to council approval.
Premises Condition	<p>Premises with existing kitchen facilities will be considered however not mandatory. The client's fit out is streamlined and more straightforward than traditional kitchens so those offered in cold or warm shell condition will be considered.</p> <p>Preference will be given to sites with easy and/or direct access to the street and easy loading dock access for streamlined operations.</p>
Use	Food preparation (i.e. cloud kitchen)
Lettable Area	An area of circa 300 - 500 sqm is required.
Location	<p>Sydney CBD location bounded by the following</p> <ol style="list-style-type: none"> 1. Bridge Street to the North 2. Market Street to the South 3. Castlereagh Street to the East 4. Sussex Street to the West
Lease Commencement	Subject to council approval, a lease commencement date of Q4, 2026

Lease Term

An initial lease term of 10 years will be considered with option/s to renew.

Access for Fit-out

Subject to council approval, access will be required no later than 3 to 6 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.

Car Parking & Other

6 car spaces are required, with the ability to hand back and take up during the term of the lease. Preference will also be given to buildings with on-site parking spots available.

Agent Appointments

LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

Lodgement Details

Each party must nominate and complete a checklist with the details of premises that meet our client's requirements. Details to be submitted to our office by 5:00pm Thursday, 26 February 2026

Submissions are to be lodged with submissions@lpc.com.au