



Achieved: Hardwearing, super-flat surface, attractive to the eye of prospective tenants

Client: AMP

Place: Silverwater, NSW

Materials: Industrial overlay system

How to resurface a warehouse and make it attractive to prospective tenants and users

PROBLEM: After refurbishing the building's office space, factory walls and roofing, the owner had difficulty leasing the premises due to the poor condition of the warehouse floor. The previous occupants had left a badly eroded concrete surface, scarred by once-necessary concrete hobs and drains, which were now obsolete and a hindrance and eyesore for any prospective incoming tenant.

SOLUTION: Restore the floor to one level surface by removing the ups and downs. Prepare and install heavy duty industrial overlay and new jointing.

CONSTRAINTS: Prospective clients for tenancy were ready to inspect and the surface needed to be installed as a matter of urgency.

MATERIALS: Dynamic Flooring Australia's industrial polymer-modified overlay system. Two-part trafficable polyurethane joint sealant.

METHOD: To a tight schedule...

- Remove concrete hobs

- Infill obsolete drainage
- Degrease and neutralise areas of the floor
- Captive shotblast the entire surface
- Install 5 mm thick industrial levelling compound
- Restore existing expansion joints throughout the new surface.

RESULT: The transformation was exceptional: from a tired, unworkable surface that deterred prospective tenants to a smooth, flat, hard-wearing finish throughout the entire warehouse.

SPIN-OFF BENEFITS: The facility was leased very quickly once the new floor finish was installed, giving the owner the return on investment necessary for a facility of this size.

MORAL: Fix the flaws in your floors and tenants will rush through your doors.



Before (above) the floor was an expanse of pits, humps, drains and craters from previous use, an eyesore that turned off new tenants by the droves.

After (left): a transformation from an ugly floor that discouraged tenancy to a better-than-new floor whose functional good looks sold itself.

“Your business travels on its floors”