

## Witton Barracks

### Expression of Interest (EOI): Coffee Van / Café Opportunity at Witton Barracks

**Location:** 9 Lambert Road, Indooroopilly, Brisbane

**EOI Closing Date:** 7 July 2025

**Contact Email:** [hello@wittonbarracks.com.au](mailto:hello@wittonbarracks.com.au)

### Overview

Witton Barracks is inviting Expressions of Interest from individuals, businesses, or community organisations to operate a café or coffee service at this iconic heritage site in Indooroopilly.

Ideally located near the Indooroopilly RiverWalk, a popular children's playground, and Indooroopilly train station, this high-traffic location is a growing community hub in Brisbane's western suburbs.

We're seeking a reliable, community-minded vendor who can provide high-quality coffee and light refreshments in a welcoming and engaging atmosphere.

Whether you're operating from a van, trailer, portable structure, or have a creative café concept, we'd love to hear from you.

### Café model options

We are open to a variety of café styles and operational models, including:

- Coffee vans or mobile setups
- Shipping container cafés or portable kiosks
- Use of existing Witton Barracks buildings
- Creative pop-up or seasonal café concepts
- Hybrid models (e.g., café + community workshops or events)

This is a unique opportunity to activate a historic site while building a loyal customer base in a thriving, family-friendly location.

## What we're looking for

We welcome applications from vendors who can offer:

- Excellent coffee and quality light snacks
- Friendly, consistent service
- Fully licensed food business
- A clean, self-sufficient setup
- Respect for the site's heritage and local community

## Opportunity details

- **Operating Hours:** Preferred morning hours are 6:30am – 10:30am (negotiable)
- **Location:** Car park adjacent to the playground, facing the RiverWalk (negotiable)
- **Term:** Initial 3-month trial with the potential for extension
- **Site Use:** Temporary licence (non-exclusive)
- **Power/Water:** Available on site
- **Fees:** Negotiable (flat rate or percentage of sales)

## How to apply

Please send a short Expression of Interest including:

- Business name and contact details
- Photos of your van/trailer/setup (if applicable)
- A copy of your current public liability insurance certificate
- A brief menu and service description
- Preferred days and operating hours
- Your proposed site fee offer (e.g., flat rate or % of sales)

For further information or to discuss your idea, please contact:

✉ [hello@wittonbarracks.com.au](mailto:hello@wittonbarracks.com.au)





