

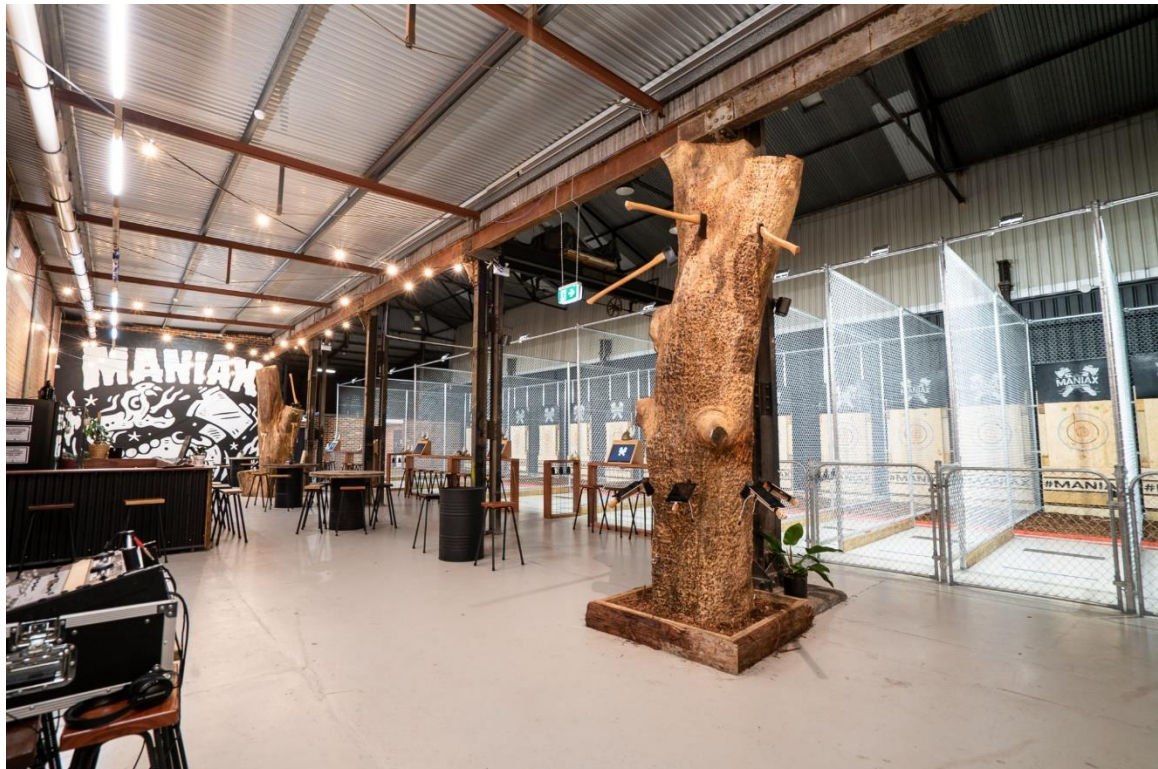


MARKET BRIEF

IMMEDIATE REQUIREMENT ***

Tenancy Size:	600-800sqm
Target Suburbs:	Marrickville, Newtown, Enmore, Alexandria, Rosebery or closer to Sydney CBD
Preferred Precincts / surrounding business:	<ul style="list-style-type: none">❖ Entertainment Heartland❖ Microbreweries❖ Must have close proximity to bars/restaurants/brewery or earmarked nightlife precinct (e.g The Cannery, Grounds of Alexandria, Carriageworks, King St, close to specific Inner West breweries etc)❖ Close to Public Transport
Site Attributes:	<ul style="list-style-type: none">— Industrial warehouse, open plan— Ground Floor— Minimum 3.5m high ceilings— Male / Female / Accessible bathrooms— Small kitchen and grease trap
Zoning:	<ul style="list-style-type: none">— Appropriate for Entertainment / Recreation— Ideally not facing Residential (prefer at least 50m away)— Emergency egress for class 9B building
Car Parking	Yes, pending zoning requirements
Usage:	<ul style="list-style-type: none">❖ Axe Throwing❖ Licensed Premises❖ Food & Beverage❖ Destination Usage
Signage:	Yes
Lessee:	Maniax Pty Ltd
Lease term on offer:	<ul style="list-style-type: none">❖ Five (5) + Five (5)❖ NO DEMO CLAUSE
Timing:	*** IMMEDIATE ***
Other:	<ul style="list-style-type: none">— https://www.instagram.com/maniax.au— https://www.maniax.com.au/— Link to Eat Drink Play Article— TLG is retained by Maniax

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