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MARKET BRIEF – INDUSTRIAL SPACE OR HIGH CLEARANCE OFFICE REQUIRED TO LEASE

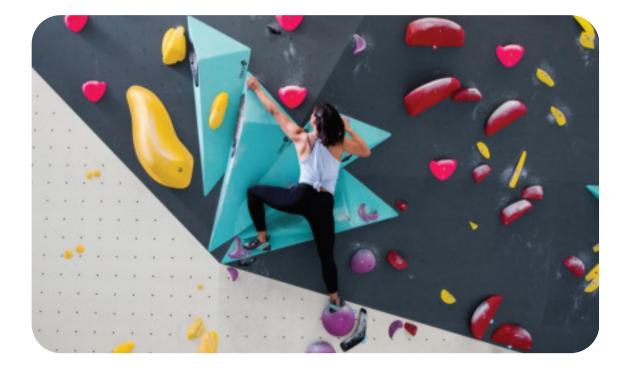
READY FOR 2021 OPENING

Tenancy Size:	1,100 - 2,000 sqm
Premises type:	Industrial space or high clearance office (min 5m ceiling height)
Target Suburbs:	Weston Creek, Belconnen or Mitchell
Preferred Precincts /	High growth areas
surrounding business:	Close to universities
	Public Transport
	Gentrified, warehouse style precincts
	• Prefer near Craft/ Micro breweries and coffee roasters
Site Attributes:	Industrial space or high clearance office, open plan
	Preferably clear span & good air flow
	Ground Floor or 1 st floor
	Minimum 5m high ceilings
	Male / Female / Accessible bathrooms
Zoning:	Appropriate for Recreation / Gym
Car Parking	Ample parking if available
Usage:	Bouldering
	Indoor recreational
	Food & Beverage
Signage:	Yes
Lessee:	BlocHaus Pty Ltd
Lease term on offer:	 Long term lease - Ten (10) + years
	No demo clause
Timing:	2021
Other:	<u>https://www.blochaus.com.au/</u>
	Link to BlocHaus corporate company brochure
	TLG is retained by BlocHaus

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