

Required to Lease

**1,500 - 1,700 sqm | Industrial / LFR
Sydney (Inner-West)
Villawood & surrounds**

Ready to open 2025



On behalf of: [PowerPlay](#)
Submissions due: ASAP

Contact: Phil Reichelt
Phone: 0418 961 045
Email: philip.reichelt@tl-group.com.au

Tenant Leasing Group (TLG) is a commercial property advisory & lease negotiator for warehouses, industrial & logistics, office, large format, and multi-site retail.

Angel Place
Level 9/123 Pitt Street, Sydney,
NSW 2000, Australia
tl-group.com.au

Market Brief / Site Specification

Tenancy Size	<ul style="list-style-type: none"> 1,500 - 1,700sqm 	Lessee	<ul style="list-style-type: none"> PowerPlay IE Pty Ltd
Premises Type	<ul style="list-style-type: none"> Industrial / Large Format Retail Standalone / Inline building Min. 5 metre clearance for at least 50% of the area 	Lease Term	<ul style="list-style-type: none"> Up to Ten (10) years No demo clause
Target Suburbs	<ul style="list-style-type: none"> Villawood & surrounds 	Timing	<ul style="list-style-type: none"> 2025
Preferred Precincts / Amenities	<ul style="list-style-type: none"> Amusement / Family Entertainment Commercial look & feel Gentrified, warehouse-style Shopping centre fringe Large format retail parks 	Links	<ul style="list-style-type: none"> Intro video powerplay.com.au instagram.com/powerplayperth facebook.com/powerplayperth
Complementary Businesses	<ul style="list-style-type: none"> Zone Bowling / Acquire Extreme Carts / Spitfire Go Karts 	Consultant Fees	<ul style="list-style-type: none"> TLG is retained by PowerPlay
Site Attributes	<ul style="list-style-type: none"> Open-plan industrial warehouse Preferably clear span Air conditioning Ground floor Male / Female / Accessible bathrooms 	Contact	<ul style="list-style-type: none"> Phil Reichelt (Principal, TLG) 0418 961 045 philip.reichelt@tl-group.com.au
Zoning	<ul style="list-style-type: none"> Appropriate for amusement usage 		
Car Parking	<ul style="list-style-type: none"> 20+ car spaces 		
Signage	<ul style="list-style-type: none"> Yes 		

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About PowerPlay

Background

Founded in 2019, [PowerPlay](#) is the brainchild of ex-professional motorsport competitor and manager, Glenn Macneall. The successful Perth-based electric go-karting business provides a safe, eco racing experience for friends, families and corporate groups alike. With the Entertainment sector forecast to grow at 5% CAGR over the next 10 years, PowerPlay's social, sustainable, and budget-friendly format is opening new sites across Australia to meet increasing demand.

PowerPlay offers a unique racing experience where amateurs and pros alike can challenge themselves and have fun. The venues feature a spectator area, games and party room, driver zone, pit lane with charging stations, and podium, unique two-level tracks, activity areas and more. The business welcomed over 52,000 racers in FY23, with over 100,000 customers since inception. There have been zero reportable incidents, and reviews average 4.8/5 Stars (across 600+ Google Reviews).

Current venues

- Joondalup (WA) - 136 Winton Rd, WA - 1,606 sqm
- Bibra Lake (WA) - 7 Sobek Pass, WA - 2,123 sqm



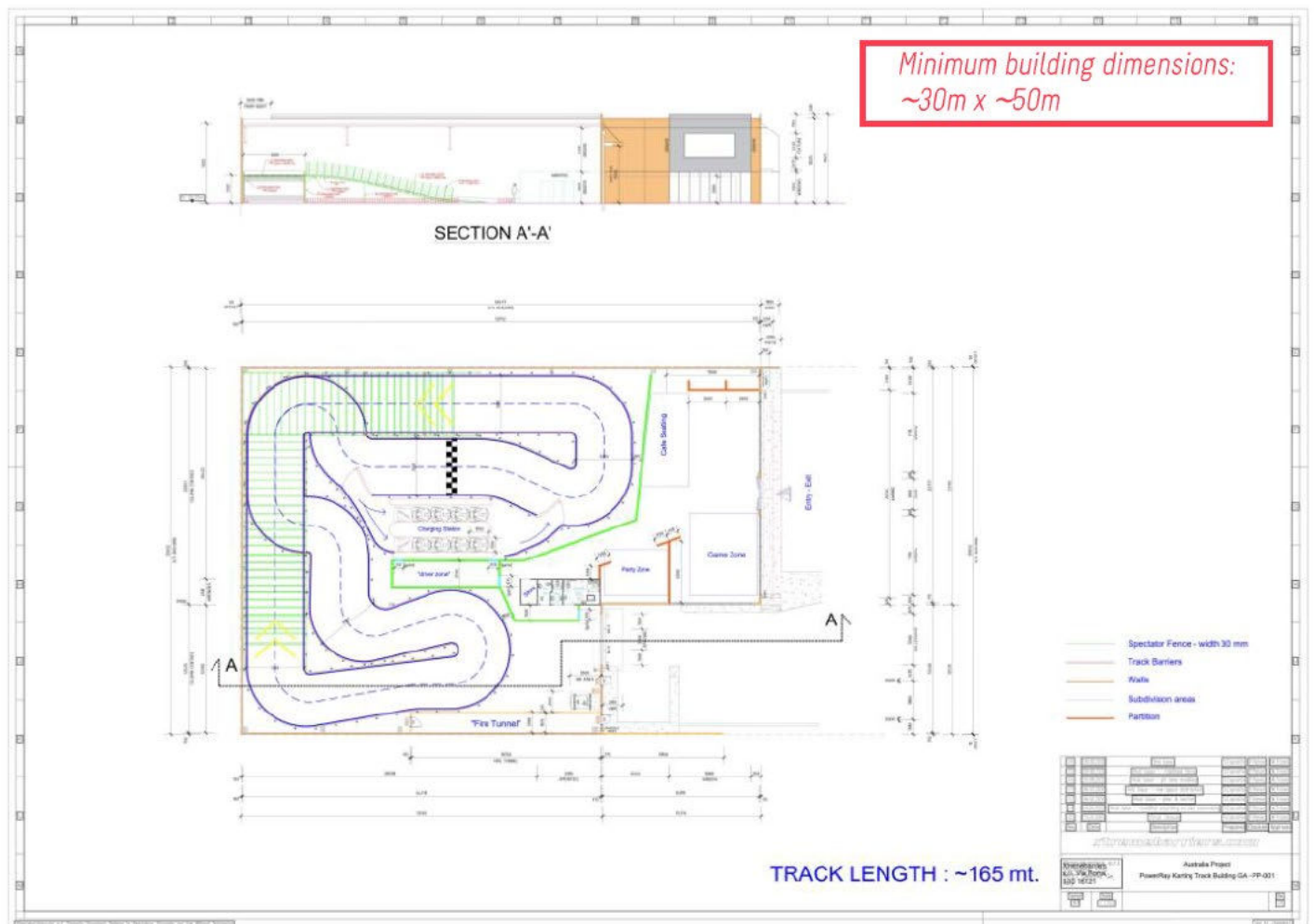
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Example Floorplan



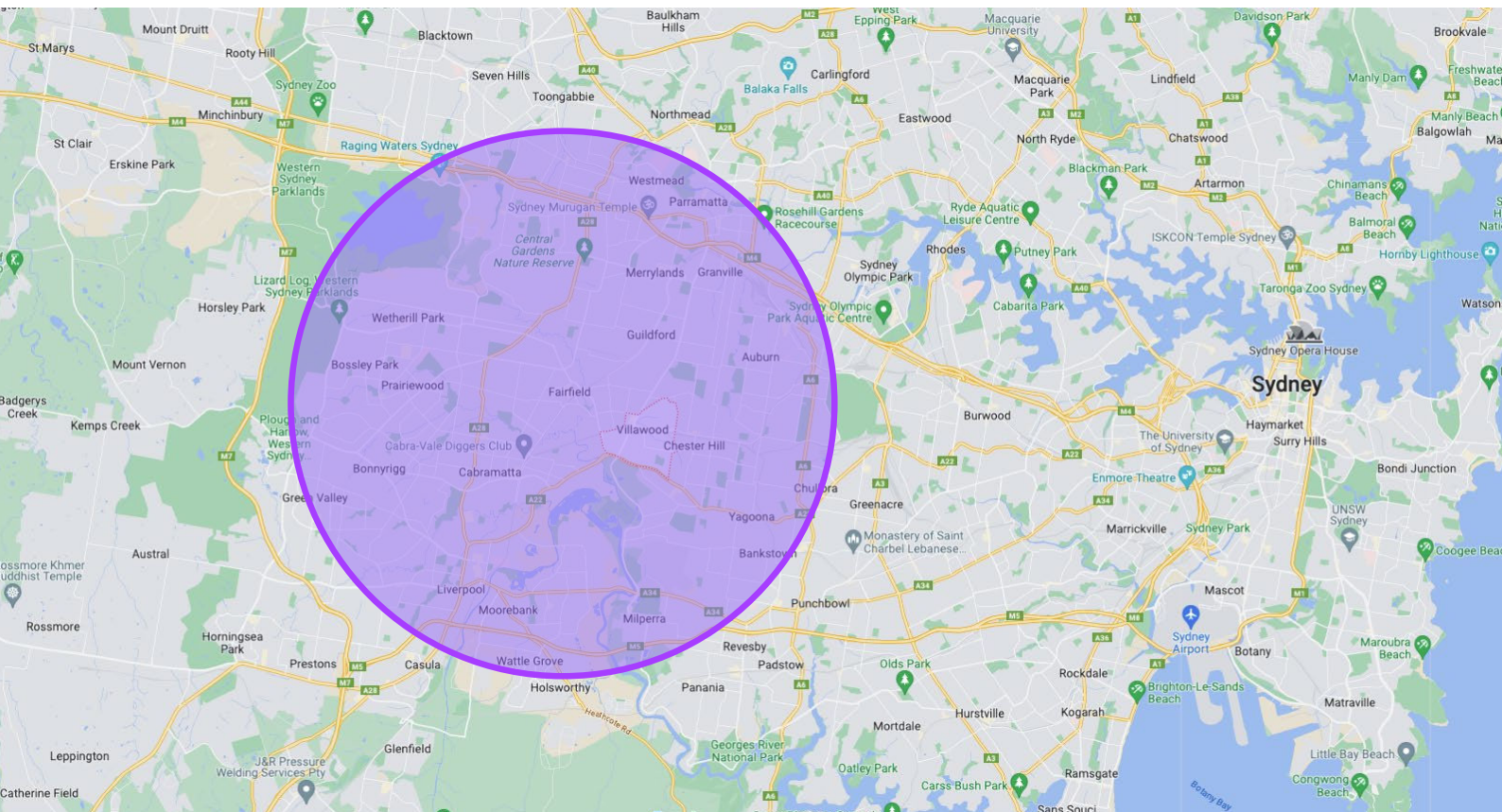
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Target Search Area



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