



Requirement for **RETAIL** or **INDUSTRIAL** space - zoned for recreational use.

**HIGH-GROWTH AREAS**  
(All Major Metros - AUS & NZ)

800–1,000sqm (9m+),  
or 1,500–2,000sqm (5m+).



## Market Brief

- » Any high-growth areas in major metros (ANZ)
- » Industrial / High Clearance
- » 800–1,000sqm (9m+), or 1,500–2,000sqm (5m+)
- » ASAP

<u>Tenancy Size</u>	800–1,000sqm (9m+), or 1,500–2,000sqm (5m+)
<u>Premises Type</u>	Industrial or high clearance
<u>Target Suburbs</u>	Any high-growth areas (as below) with proximity to major metros in Australia or New Zealand.
<u>Preferred Precincts and Amenities</u>	<ul style="list-style-type: none"> <li>• <b>High growth areas</b></li> <li>• Near cafes, craft/microbreweries, gin distilleries, coffee roasters</li> <li>• Gentrified, industrial warehouse-style precincts</li> </ul>
<u>Site Attributes</u>	<ul style="list-style-type: none"> <li>• Industrial warehouse, open plan (low office ratio)</li> <li>• Preferably clear span &amp; good air flow</li> <li>• Ground floor</li> <li>• Minimum 5m high ceilings</li> <li>• Male / female / accessible bathrooms</li> <li>• Ample parking</li> </ul>
<u>Purpose</u>	Appropriate for indoor recreation/gym/lessee usage
<u>Usage</u>	Bouldering Food and beverage

<u>Lessee</u>	<i>BlocHaus Pty Ltd</i>
<u>Lease Term</u>	Up to 10 years
<u>Offer</u>	No demo clause
<u>Timing</u>	Immediate or when site available
<u>Links</u>	BlocHaus website: <a href="https://blochaus.com.au">https://blochaus.com.au</a>  BlocHaus corporate brochure: <a href="#">click here</a>  BlocHaus LinkedIn: <a href="https://www.linkedin.com/company/blochaus-bouldering/">linkedin.com/company/blochaus-bouldering/</a>
<u>Contact</u>	Phil Reichelt 0418 961 045 <a href="mailto:philip.reichelt@tl-group.com.au">philip.reichelt@tl-group.com.au</a>



On behalf of: **BlocHaus Pty Ltd**  
Submissions due: **ASAP**

Contact: **Phil Reichelt**  
m: **0418 961 045**  
e: [philip.reichelt@tl-group.com.au](mailto:philip.reichelt@tl-group.com.au)

Tenant Leasing Group (TLG) specialise in warehouse (up to 5,000sqm), office & industrial (up to 3,000sqm), and multi-site retail property advisory and lease negotiations.

# Market Brief

- » Any high-growth areas in major metros (ANZ)
  - » Industrial / High Clearance
  - » 800–1,000sqm (9m+), or 1,500–2,000sqm (5m+)
  - » ASAP
- 

## SUBMISSIONS:

There is no set form of response. Information required includes, but is not limited to:

- Property address and description including site and building areas
- Key property details i.e. hours of operation, zoning etc.
- Availability date
- Asking rentals, outgoings and key lease details
- Detailed site/building plans including floor areas

Respondents should submit submissions to Tenant Leasing Group (TLG) in a digital format.

Submissions are due **ASAP**.

Tenant Leasing Group is retained by BlochHaus.

## ENQUIRIES CONTACT:

All inquiries regarding this requirement and submissions are to be directed to:

### Phil Reichelt

Founder & Principal  
Tenant Leasing Group (TLG)

**[philip.reichelt@tl-group.com.au](mailto:philip.reichelt@tl-group.com.au)**  
0418 961 045

Angel Place, Level 9, 123 Pitt Street Sydney NSW 2000

On behalf of: **BlochHaus Pty Ltd**  
Submissions due: **ASAP**

Contact: **Phil Reichelt**  
m: **0418 961 045**  
e: **[philip.reichelt@tl-group.com.au](mailto:philip.reichelt@tl-group.com.au)**

---

Tenant Leasing Group (TLG) specialise in warehouse (up to 5,000sqm), office & industrial (up to 3,000sqm), and multi-site retail property advisory and lease negotiations.

Angel Place, Level 9, 123 Pitt Street Sydney, NSW 2000 | **[www.tl-group.com.au](http://www.tl-group.com.au)**