



bouldering

Site Required to Lease

## **MACQUARIE PARK**

Industrial / Retail / Office

800–1,000sqm (9m clearance)  
1,500–2,000sqm (5m clearance)

Zoning for recreational use



## Market Brief

- » Industrial / High Clearance
- » 800–1,000sqm (9m+), or 1,500–2,000sqm (5m+)
- » ASAP

|  |  |
|--|--|
| <u>Tenancy Size</u>                      | 800–1,000sqm (9m+)<br>1,500–2,000sqm (5m+)   |
| <u>Premises Type</u>                     | Industrial or high clearance   |
| <u>Target Suburbs</u>                    | Proximate to or in<br>Macquarie Park   |
| <u>Preferred Precincts and Amenities</u> | <ul style="list-style-type: none"> <li>• High growth areas</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<br>Food and beverage  |

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



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)

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### 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 BlocHaus.

### ENQUIRIES CONTACT:

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

#### **Phil Reichelt**

Founder & Director

Tenant Leasing Group (TLG)

[philip.reichelt@tl-group.com.au](mailto:philip.reichelt@tl-group.com.au)

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Tenant Leasing Group (TLG) specialise in Warehouse (3,000+ sqm), Head Office & Multi-Site Retail property sourcing and lease negotiations.