



Site Required to Lease

## **MELBOURNE (INNER NORTH)**

**Industrial / Retail / Office**

**800–1,000sqm (9 metre clearance)  
1,500–2,000sqm (5 metre 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+) 1,500–2,000sqm (5m+)
<u>Premises Type</u>	Industrial or high clearance
<u>Target Suburbs</u>	Proximate to or in Inner North Melbourne
<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 Food and beverage

<u>Lessee</u>	BlochHaus Pty Ltd
<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>	BlochHaus website: <a href="https://blochhaus.com.au">https://blochhaus.com.au</a>  BlochHaus corporate brochure: <a href="#">click here</a>  BlochHaus LinkedIn: <a href="https://www.linkedin.com/company/blochhaus-bouldering/">linkedin.com/company/blochhaus-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: **BlochHaus Pty Ltd**  
Submissions due: **ASAP**

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

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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 BlochHaus.

### 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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