



bouldering

Site Required to Lease

NEWCASTLE / BROADMEADOW

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

<p><u>Tenancy Size</u> 800–1,000sqm (9m+) 1,500–2,000sqm (5m+)</p> <p><u>Premises Type</u> Industrial or high clearance</p> <p><u>Target Suburbs</u> Proximate to or in Newcastle / Broadmeadow</p> <p><u>Preferred Precincts and Amenities</u></p> <ul style="list-style-type: none"> • High growth areas • Near cafes, craft/microbreweries, gin distilleries, coffee roasters • Gentrified, industrial warehouse-style precincts <p><u>Site Attributes</u></p> <ul style="list-style-type: none"> • Industrial warehouse, open plan (low office ratio) • Preferably clear span & good air flow • Ground floor • Minimum 5m high ceilings • Male / female / accessible bathrooms • Ample parking <p><u>Purpose</u> Appropriate for indoor recreation/gym/lessee usage</p> <p><u>Usage</u> Bouldering Food and beverage</p>	<p><u>Lessee</u> <i>BlochHaus Pty Ltd</i></p> <p><u>Lease Term Offer</u> Up to 10 years No demo clause</p> <p><u>Timing</u> Immediate or when site available</p> <p><u>Links</u> BlochHaus website: https://blochhaus.com.au</p> <p>BlochHaus corporate brochure: click here</p> <p>BlochHaus LinkedIn: linkedin.com/company/blochhaus-bouldering/</p> <p><u>Contact</u> Phil Reichelt 0418 961 045 philip.reichelt@tl-group.com.au</p>
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On behalf of: **BlochHaus Pty Ltd**
Submissions due: **ASAP**

Contact: **Phil Reichelt**
m: **0418 961 045**
e: 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

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