

MARKET BRIEF - WAREHOUSE REQUIRED TO LEASE

READY TO OPEN LATE 2020

Tenancy Size:	1,600 – 2,000sqm
Premises type:	Industrial (95% warehouse)
Target Suburbs:	<ul style="list-style-type: none"> • Castle Hill, or • Bella Vista, or • Macquarie Park & surrounds
Preferred Precincts / surrounding business:	<ul style="list-style-type: none"> • High growth areas • Close to universities • Business Parks • Public Transport • Gentrified, warehouse style precincts • Near Craft/ Mirco breweries and coffee roasters
Site Attributes:	<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
Zoning:	Appropriate for Recreation / Gym / Lessee usage
Car Parking	Ample parking
Usage:	<ul style="list-style-type: none"> • Bouldering • Food & Beverage
Signage:	Yes
Lessee:	BlocHaus Pty Ltd
Lease term on offer:	<ul style="list-style-type: none"> • Up to Ten (10) years • No demo clause
Timing:	Late 2020
Other:	<ul style="list-style-type: none"> • https://www.blochaus.com.au/ • Link to BlocHaus corporate company brochure • TLG is retained by BlocHaus

Contact: **Philip Reichelt** 0418 961 045 / philip.reichelt@tl-group.com.au



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