



Market Brief

- » ***** Immediate Requirement *** | Warehouse To Lease**
- » Marrickville, St Peters, Newtown, Enmore, Alexandria, Rosebery and surrounding suburbs, or closer to Sydney CBD

Tenancy Size 600-800sqm

Premises Type Industrial (95% Warehouse)

- Preferred Precincts and Amenities
- Entertainment heartland
 - Microbreweries
 - Must have close proximity to bars/restaurants/brewery or earmarked nightlife precinct (e.g. The Cannery, Grounds of Alexandria, Carriageworks, King St, close to specific Inner West Breweries etc.)
 - Close to public transport

- Site Attributes
- Industrial warehouse, open plan
 - Ground floor
 - Minimum 3.5m high ceilings
 - Male/Female/Accessible toilets for up to 150pax
 - Small kitchen and grease trap

- Zoning
- Appropriate for Entertainment/Recreation
 - Ideally not facing Residential (prefer at least 50m away)
 - Emergency egress for class 9B building

Car Parking Yes, pending zoning requirements

Signage Yes

- Usage
- Axe Throwing
 - Licensed Premises
 - Destination Usage
 - Food & Beverage

Lessee Maniax Pty Ltd

- Lease Term Offer
- Five (5) + Five (5)
 - No demo clause

Timing *** Immediate ***

- Links
- [Website](#)
 - [Instagram](#)
 - [Featured in Eat Drink Play](#)

Other Info Tenant Leasing Group is retained by Maniax

Contact Phil Reichelt
0418 961 045
philip.reichelt@tl-group.com.au



On behalf of: **Maniax**
Submissions due: **5pm, 14th October**

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Tenant Leasing Group are independent, tenant-only representatives & commercial leasing specialists.
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