



MARKET BRIEF – INDUSTRIAL SPACE OR HIGH CLEARANCE OFFICE REQUIRED TO LEASE

READY FOR 2021 OPENING

Tenancy Size:	1,500-2,000sqm
Premises type:	Industrial space or high clearance (min 5m ceiling height)
Target Suburbs:	Carlton, Carlton North, Fitzroy, Collingwood and Clifton North
Preferred Precincts / surrounding business:	<ul style="list-style-type: none">• High growth areas• Close to universities• Public Transport• Gentrified, warehouse style precincts• Prefer near Craft/ Micro breweries and coffee roasters
Site Attributes:	<ul style="list-style-type: none">• Industrial space or high clearance office, open plan• Preferably clear span & good air flow• Ground Floor or 1st floor• Min 5m high ceilings• Male / Female / Accessible bathrooms
Zoning:	Appropriate for Recreation / Gym
Car Parking	Ample parking if available
Usage:	<ul style="list-style-type: none">• Bouldering• Indoor recreational• Food & Beverage
Signage:	Yes
Lessee:	BlocHaus Pty Ltd
Lease term on offer:	<ul style="list-style-type: none">• Long term lease – Ten (10) + years• No demo clause
Timing:	2021
Other:	<ul style="list-style-type: none">• https://www.blochaus.com.au/• Link to BlocHaus corporate company brochure• TLG is retained by BlocHaus

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

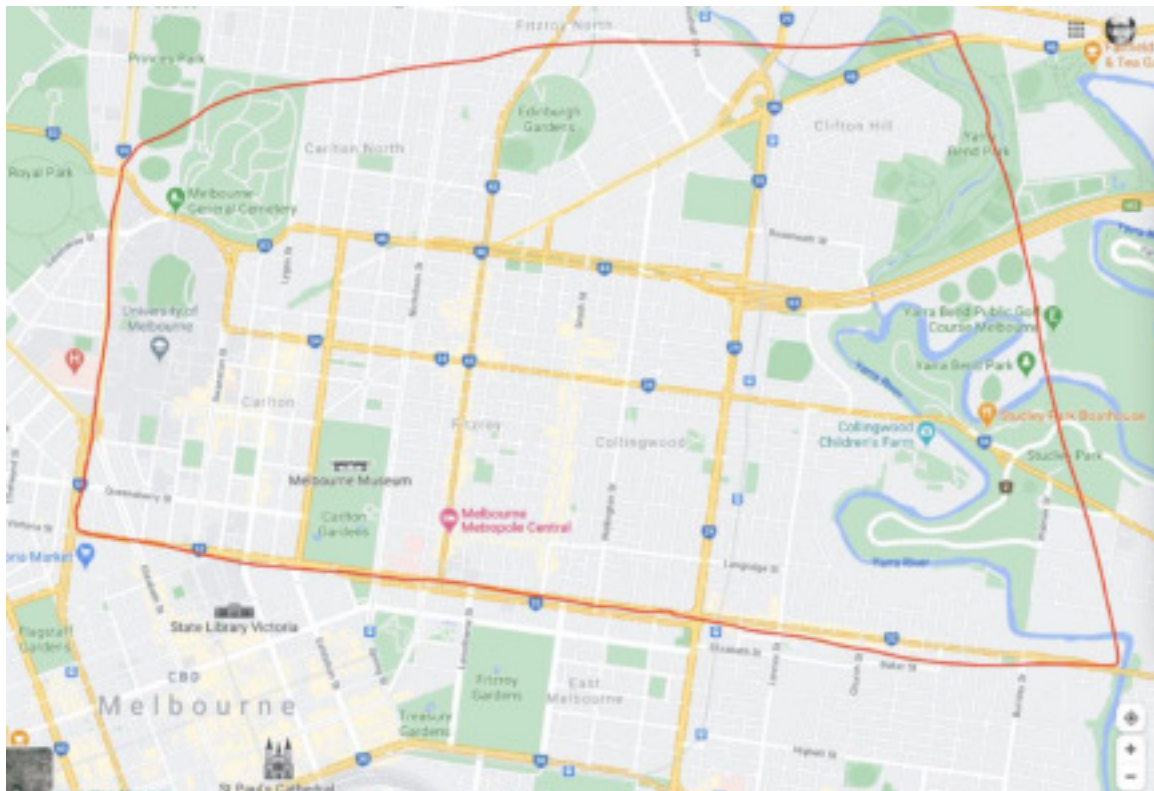
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