



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

READY FOR 2021 OPENING

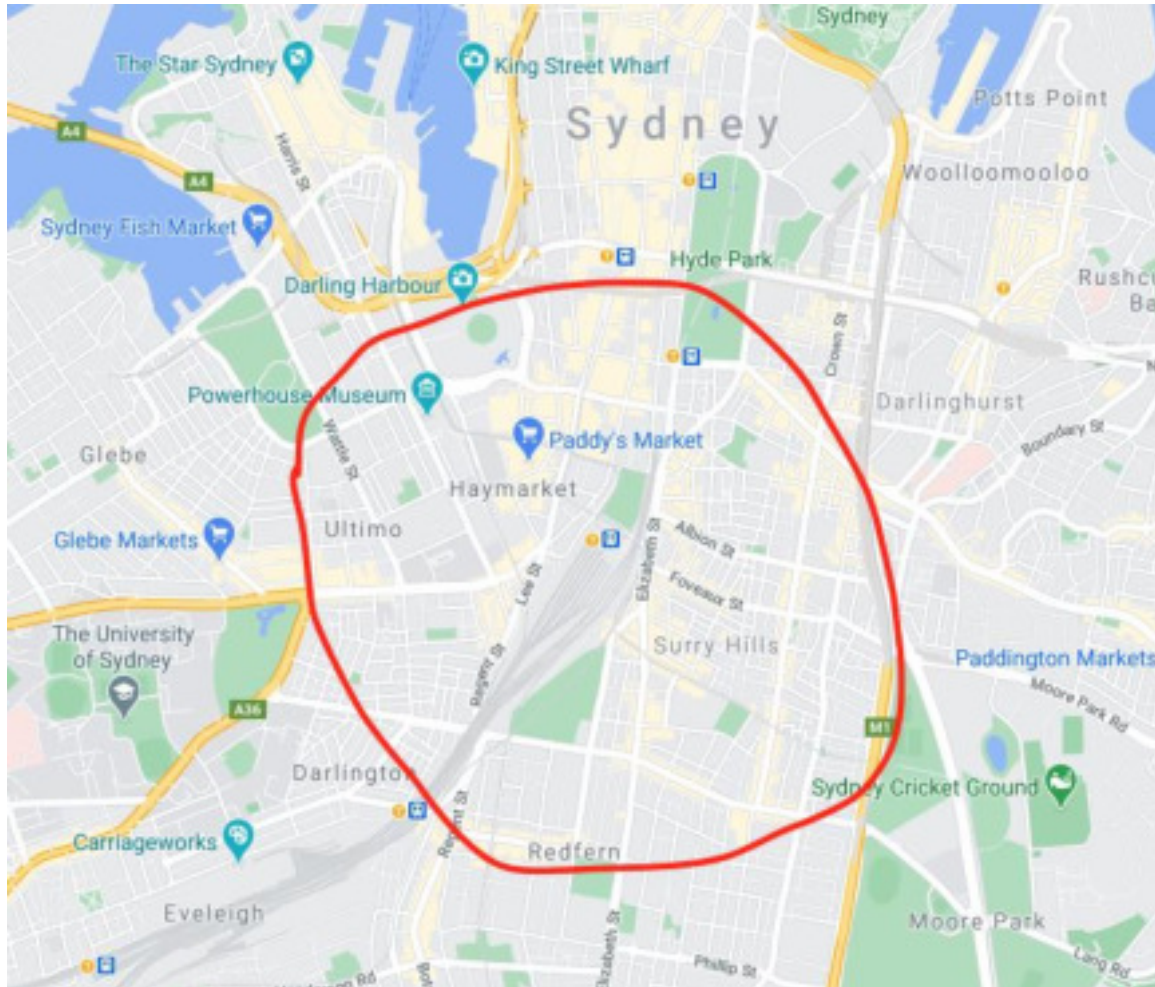
Tenancy Size:	500 – 1,500sqm
Premises type:	Industrial space or high clearance office (min 5m ceiling height)
Target Suburbs:	Surry Hills, Haymarket, Ultimo, Redfern, Chippendale
Preferred Precincts / surrounding business:	<ul style="list-style-type: none">• High growth areas• Close to universities• 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• Minimum 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

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