

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

READY FOR 2021 OPENING

Tenancy Size:	1,100 - 2,000 sqm
Premises type:	Industrial space or high clearance office (min 5m ceiling height)
Target Suburbs:	Weston Creek, Belconnen or Mitchell
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:	BlochHaus 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 BlochHaus corporate company brochure • TLG is retained by BlochHaus

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