

## Market Brief

- » Melbourne: Inner North, Fitzroy, Collingwood, Abbotsford, Carlton
- » Industrial / High Clearance
- » 800-,1000sqm (9 metres); or 1,500-2,000sqm (5 metres)

<p><u>Tenancy Size</u> 800-1,000sqm (9m+) 1,500-2,000sqm (5m+)</p> <p><u>Premises Type</u> Industrial or high clearance</p> <p><u>Target Suburbs</u> <ul style="list-style-type: none"> <li>• Inner North Melbourne, Fitzroy, Collingwood, Abbotsford, Carlton</li> </ul> </p> <p><u>Preferred Precincts and Amenities</u> <ul style="list-style-type: none"> <li>• High growth areas</li> <li>• Close to universities</li> <li>• Business parks</li> <li>• Public transport</li> <li>• Gentrified, warehouse-style precincts</li> <li>• Near craft/microbreweries and coffee roasters</li> </ul> </p> <p><u>Site Attributes</u> <ul style="list-style-type: none"> <li>• Industrial warehouse, open plan (low office ratio)</li> <li>• Preferably clear span &amp; good air flow</li> <li>• Ground floor</li> <li>• Minimum 5m high ceilings</li> <li>• Male / female / accessible bathrooms</li> </ul> </p> <p><u>Purpose Use</u> <ul style="list-style-type: none"> <li>• Appropriate for Indoor Recreation/Gym/Lessee usage</li> </ul> </p> <p><u>Car Parking</u> <ul style="list-style-type: none"> <li>• Ample parking</li> </ul> </p> <p><u>Usage</u> <ul style="list-style-type: none"> <li>• Bouldering</li> <li>• Food &amp; Beverage</li> </ul> </p>	<p><u>Lessee</u> <i>BlochHaus Pty Ltd</i></p> <p><u>Lease Term Offer</u> <ul style="list-style-type: none"> <li>• Up to 10 years</li> <li>• No demo clause</li> </ul> </p> <p><u>Timing</u> Immediate</p> <p><u>Links</u> <a href="#">BlochHaus Website</a></p> <p><a href="#">BlochHaus Corporate Brochure</a></p> <p><u>Other Info</u> Tenant Leasing Group is retained by BlochHaus</p> <p><u>Contact</u> Phil Reichelt 0418 961 045 <a href="mailto:philip.reichelt@tl-group.com.au">philip.reichelt@tl-group.com.au</a></p>
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On behalf of: **BlochHaus Bouldering**  
Submissions due: **5pm 12th April 2022**

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m: **0418 961 045**  
e: **[philip.reichelt@tl-group.com.au](mailto:philip.reichelt@tl-group.com.au)**



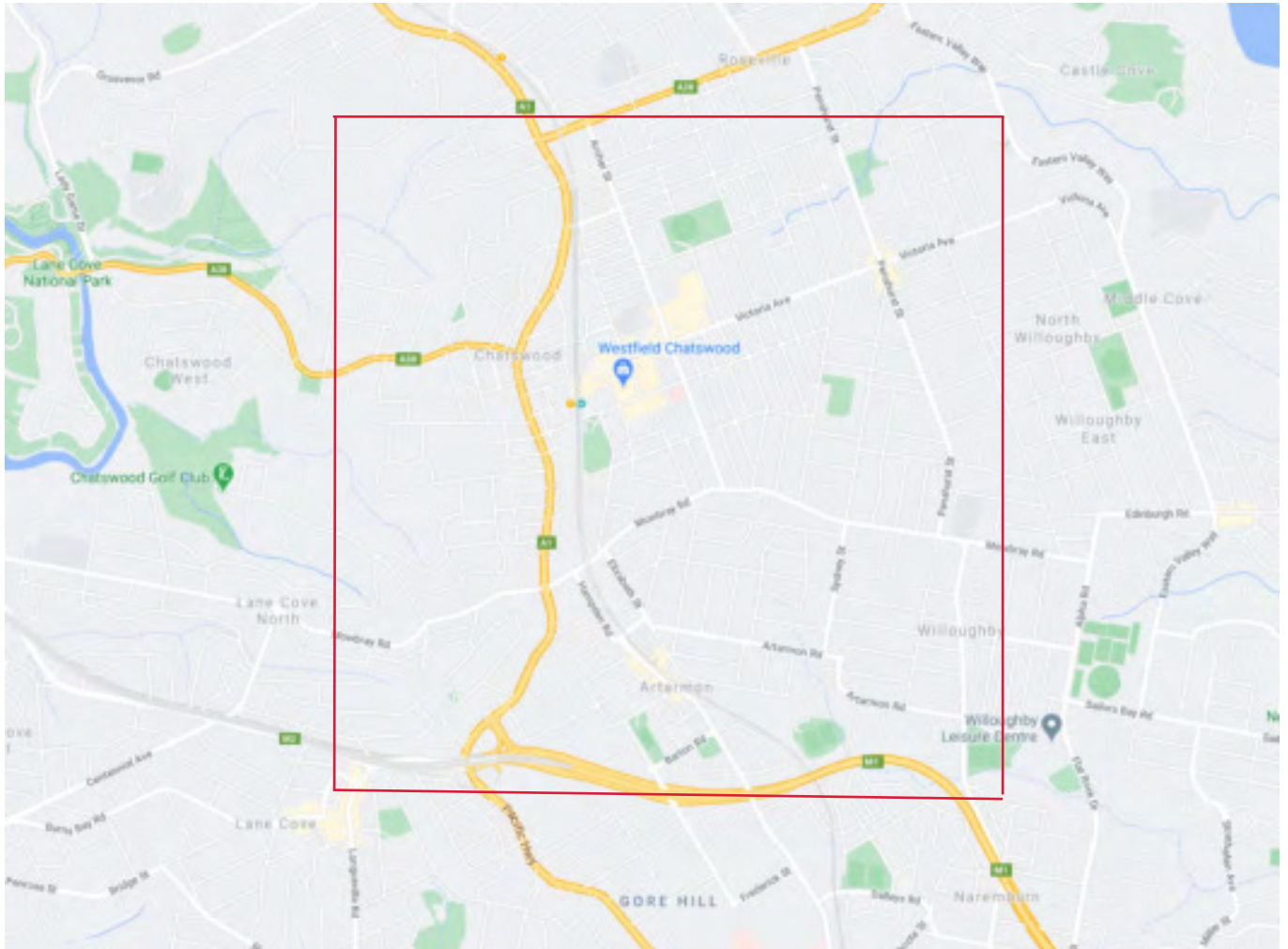
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