

A/35 Pikkat Drive Braemar NSW

This Huge factory offers inclusions such as modern office spaces and amenities, bathroom & shower facilities and eat in kitchen.

Located just off the main Sydney to Melbourne freeway with:

- *24 hour B double access
- *Ample car spaces
- * Huge additional hard stand area
- * Zoned IN1
- * High 9 metre clearance
- * 200 amps per phase power
- * Established crane rails for 70 tonnes

All within an easy 75 minutes to Sydney.

Building Size : 1540 sqm
View : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/industrial/6664658>



Emma-Jane Carswell
02 4871 2622

<https://www.carltonrealestate.com.au>

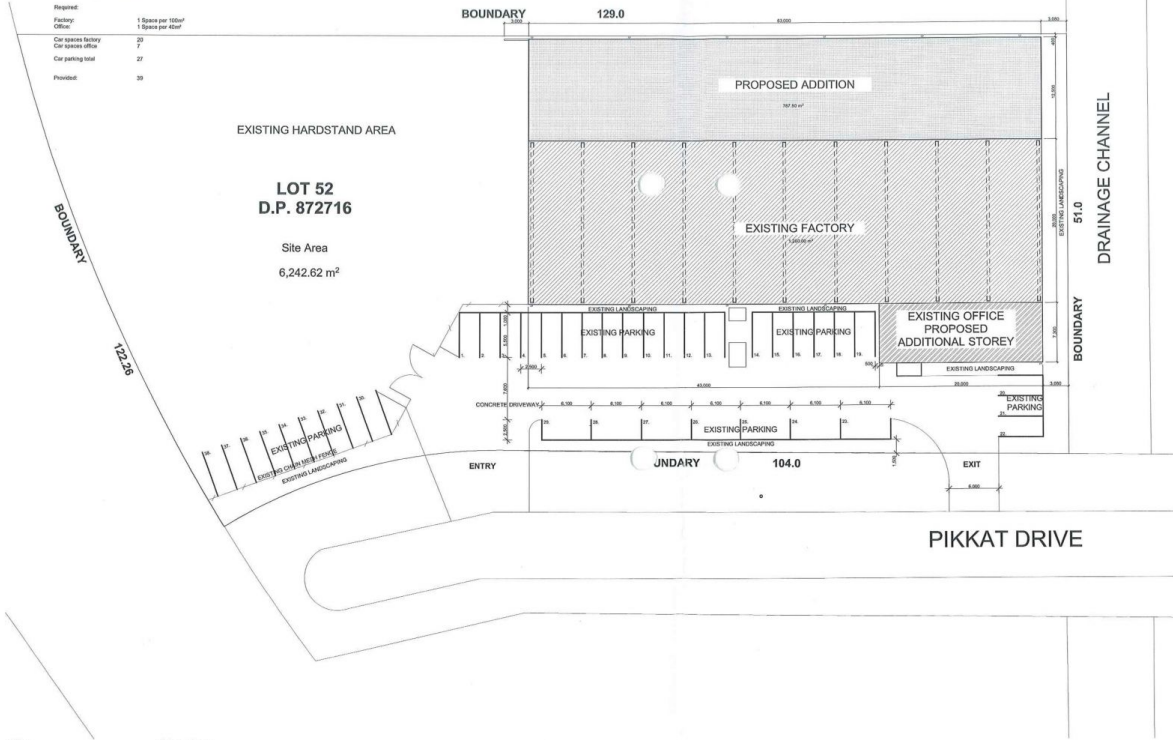
We are one of the longest running, award-winning real estate agencies in the Southern Highlands.

Area Calculations

Existing Factory	1280.00m ²
Existing Office	148.00m ²
Proposed Factory Addition	787.00m ²
Proposed Office Addition	148.00m ²
Total Area Factory	2067.00m ²
Total Area Office	296.00m ²
Site Area	6242.62m ²
Total Floor Area Proposed	2263.00m ²
FBR Proposed	10.37

Car Parking Calculations

Required:	
Factory:	1 Space per 100m ²
Office:	1 Space per 40m ²
Car spaces factory	21
Car spaces office	7
Car parking total	27
Provided:	29



Room and Window Schedule	Room	Window	Door	Notes
1	100	100	100	100
2	100	100	100	100
3	100	100	100	100
4	100	100	100	100
5	100	100	100	100
6	100	100	100	100
7	100	100	100	100
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98	100	100	100	100
99	100	100	100	100
100	100	100	100	100

Issued for Client Review	F	21.07.2008
Issued for Client Review	G	21.07.2008
Issued for Client Review	H	21.07.2008
Issued for Client Review	I	21.07.2008
Issued for Client Review	J	21.07.2008
Issued for Client Review	K	21.07.2008
Issued for Client Review	L	21.07.2008
Issued for Client Review	M	21.07.2008
Issued for Client Review	N	21.07.2008
Issued for Client Review	O	21.07.2008
Issued for Client Review	P	21.07.2008
Issued for Client Review	Q	21.07.2008
Issued for Client Review	R	21.07.2008
Issued for Client Review	S	21.07.2008
Issued for Client Review	T	21.07.2008
Issued for Client Review	U	21.07.2008
Issued for Client Review	V	21.07.2008
Issued for Client Review	W	21.07.2008
Issued for Client Review	X	21.07.2008
Issued for Client Review	Y	21.07.2008
Issued for Client Review	Z	21.07.2008

John R Webb and Associates

Job Title

Factory Additions

Lot 12 Pikkat Drive

Map

2007

Drawing Title

Site Plan

Drawing Date

Draft

Drawn by: JWB

Checked by: JWB

24.10.2008

24.10.2008

Project No: 08-3715

Drawing Number

A-01

DA/CC