



EST 1982  
**CARLTON**  
 REAL ESTATE

**UNIT 21.**

UNIT 21  
198 SQM

MEZZ.  
49 SQM

GROUND FLOOR      MEZZANINE

**FOR LEASE**



**21/17 Pikkat Drive Braemar NSW**

Architecturally designed complex of 21 commercial units, perfect for a range of small to medium businesses looking to secure a flexible workspace or storage option, minutes to Mittagong and Bowral.

With construction due to complete April/May 2023, this high quality, low maintenance strata unit is perfectly positioned in a prime location at the gateway to the Southern Highlands, just off the freeway with street frontage.

Versatile and space efficient with a generous mezzanine to optimise your space. This unit has its own kitchenette and bathroom facilities, high 7 metre internal clearance with 5 metre high roller doors and three dedicated car parking spaces. Dual street entrances ensures ease of access within the secure gated complex.

**Building Size** : 252 sqm  
**View** : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/industrial/7327497>



**Emma-Jane Carswell**  
**02 4871 2622**

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# CARLTON

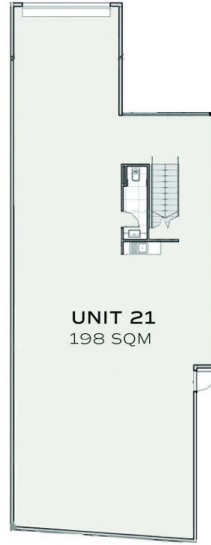
REAL ESTATE

## UNIT 21.

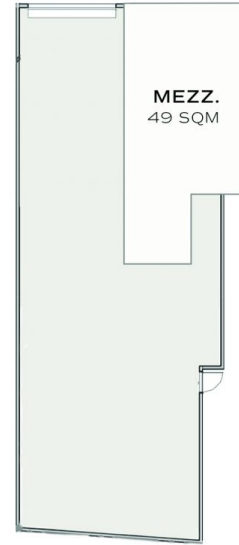
<b>GROUND FLOOR</b>	198 SQM
<b>MEZZANINE AREA</b>	49 SQM
<b>TOTAL AREA</b>	247 SQM



The measurements provided in the floor plan are approximate and intended for illustrative purposes only. Although we have confidence in the accuracy of the floor plan, we cannot offer any assurance, warranty, or representation regarding its completeness and accuracy.



GROUND FLOOR



MEZZANINE