



15 Pikkat Drive Braemar NSW

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Introducing the perfect opportunity for businesses seeking a modern and practical space for retail, bulky good, logistics or storage situated at in the prime location at the gateway of the Southern Highlands.

Building Size : 375 sqm
Land Size : 1612 sqm
View : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/showroomsbulky-goods/7489344>

Two brand new commercial units can be taken in one line or individually.

Unit 1 - 375m2 plus additional mezzanine

Unit 2 - 225m2 plus additional mezzanine

Combined area - 600m2

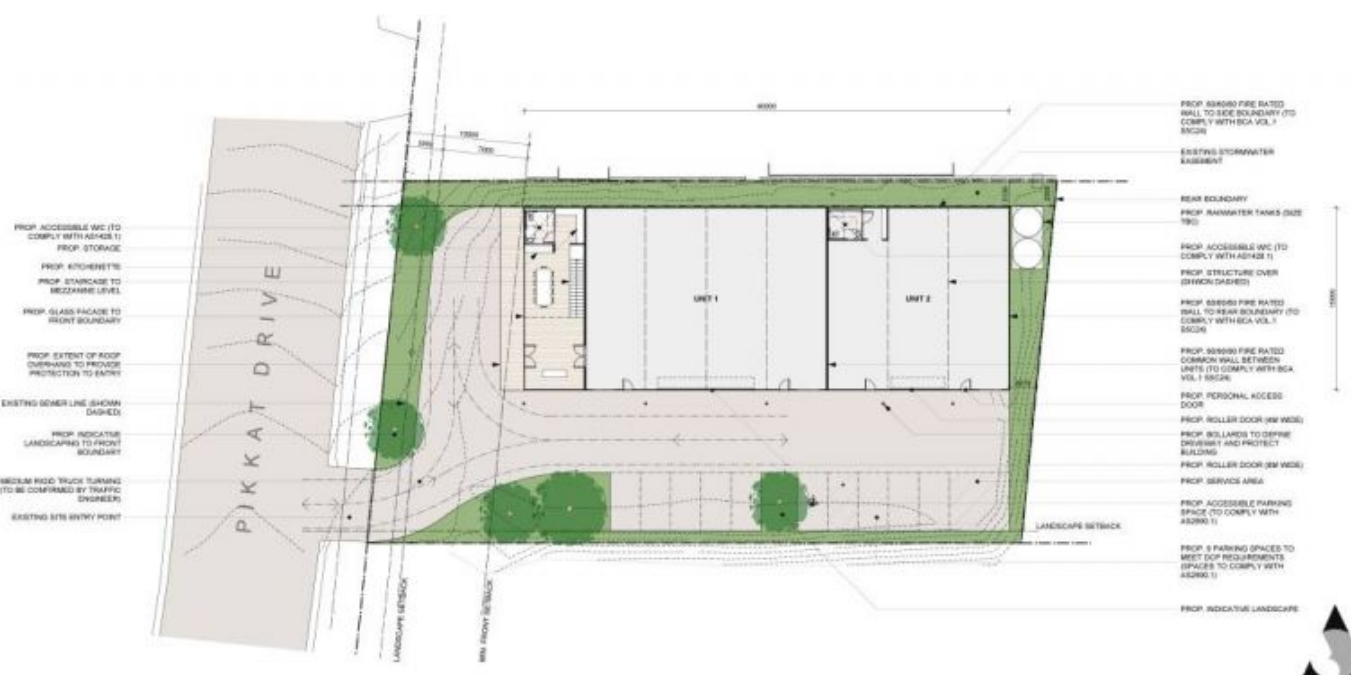
Designed to cater for a variety of industries, these spacious units offer great access and are perfectly positioned to serve as a central hub for businesses operating in the



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.



- PROP. ACCESSIBLE W/C (TO COMPLY WITH ASHRAE 11) PROP. STORAGE
- PROP. KITCHENETTE
- PROP. STAIRCASE TO MEZZANINE LEVEL
- PROP. GLASS FACADE TO FRONT BOUNDARY
- PROP. EXTENT OF ROOF OVERHANG TO PROVIDE PROTECTION TO ENTRY
- EXISTING OWNER LINE (SHOWN DASHED)
- PROP. INDICATIVE LANDSCAPING TO FRONT BOUNDARY
- MEDIUM RIGID TRUCK TURNING (TO BE CONFIRMED BY TRAFFIC ENGINEER)
- EXISTING SITE ENTRY POINT

- PROP. 20000 FIRE RATED WALL TO REAR BOUNDARY (TO COMPLY WITH BCA VOL. 1 SSC20)
- EXISTING STORMWATER ELEMENT
- REAR BOUNDARY
- PROP. RAINWATER TANKS (SEE TRC)
- PROP. ACCESSIBLE W/C (TO COMPLY WITH ASHRAE 11)
- PROP. STRUCTURE OVER (SHOWN DASHED)
- PROP. 20000 FIRE RATED WALL TO REAR BOUNDARY (TO COMPLY WITH BCA VOL. 1 SSC20)
- PROP. 20000 FIRE RATED COMMON WALL BETWEEN UNITS (TO COMPLY WITH BCA VOL. 1 SSC20)
- PROP. PERSONAL ACCESS DOOR
- PROP. ROLLER DOOR (M/W WED)
- PROP. BOLLARDS TO DEFINE DRIVEWAY AND PROTECT BUILDING
- PROP. ROLLER DOOR (M/W WED)
- PROP. SERVICE AREA
- PROP. ACCESSIBLE PARKING SPACE (TO COMPLY WITH ASHRAE 11)
- PROP. 3 PARKING SPACES TO MEET ODP REQUIREMENTS (SPACES TO COMPLY WITH ASHRAE 11)
- PROP. INDICATIVE LANDSCAPE

NO SCISSOR STUDIO
 4/1 East 10th Street, Suite 1070
 Chicago, IL 60604
 Phone: 312.462.1070
 Email: info@noscissorstudio.com

Project:
 215 EAST
 COMMERCIAL

Location:
 215 EAST DRIVE,
 CHICAGO, ILL.

Project Number:
 215-01

Discipline:
 PROP. GROUND FLOOR
 PLAN

Scale:
 1/8" = 1'-0"

Drawn by:
 AJ

Checked by:
 T. GARDNER

Approved by:
 AJ

Date:
 8/1/2023

Version:
 01

PRELIMINARY