



### 16/17 Pikkat Drive Braemar NSW

4 🚗

Unlock the potential for your business with this exceptional industrial unit now available for lease in the bustling industrial hub of Braemar. Strategically positioned near the highway to Sydney, this brand-new property offers the perfect blend of accessibility and functionality.

This modern unit boasts a spacious 170sqm floor area, complemented by an additional 46sqm of meticulously fitted-out mezzanine office space, offering a total of 216sqm for your business operations. The well-designed layout includes a convenient kitchenette and bathroom facilities, ensuring maximum functionality.

Enjoy the benefits of low maintenance, allowing you to focus on your core business activities, while four allocated car parking spaces ensure hassle-free convenience for both you and your clients.

**Price** : Contact Agent  
**Building Size** : 216 sqm  
**View** : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/industrial/7844805>



**Claudia Wallis**  
02 4871 2622



**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.