



**12/17 Pikkat Drive Braemar NSW**

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Nestled just minutes away from Mittagong and Bowral, with convenient access to the Hume Highway, this architecturally designed commercial unit offers an ideal space for a diverse range of small to medium businesses. Boasting a brand-new and high-quality construction, this unit stands out with its 5m high roller doors, ensuring seamless access for trucks and vehicles in an expanding industrial locale.

Unit 12 features a ground floor area of 119 sqm and a mezzanine of 43 sqm, complete with toilet and kitchenette amenities. The unit also provides internet and phone connections, fire extinguishers for safety, separately metered water and electricity, and dual street access.

Discover the advantages of this well-designed and modern commercial space in a thriving location. Contact us now to

**Price** : Contact Agent  
**Building Size** : 162 sqm  
**View** : <https://www.carltonrealestate.com.au/lease/nsw/southern-highlands/braemar/commercial/industrial/7846606>



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