

7/6 Tyree Pl, Braemar, NSW 2575

\$3,375 pm

Commercial Shop



## Your search has ended! Look no further than this Fabulous Sp

**Spacious Open-Plan Layout:** The unit boasts a generous open-plan layout that is well-lit with ample natural light. This feature can be especially beneficial for industrial activities that require a well-illuminated workspace.

**Suitable for Multiple Uses:** The unit is versatile and can accommodate a wide range of industrial uses, such as warehousing, manufacturing, or distribution. This flexibility is ideal for businesses with varying operational needs.

**Convenient Location:** Its location offers easy access to the freeway and major arterial roads, making it convenient for transportation and distribution of goods. The proximity to Mittagong Town Centre and surrounding areas can also be advantageous for businesses seeking accessibility and visibility.

**Boutique Complex:** Situated in a boutique complex, this unit is part of a smaller group of industrial spaces. This can be beneficial for businesses looking for a more private and less congested environment.

**High Internal Clearances:** The unit offers high internal clearances, which can be valuable for businesses that require storage of tall or bulky items.

**Allocated Parking Spaces:** The presence of allocated parking spaces ensures that there is dedicated parking for employees or clients, enhancing convenience.

**Kitchenette and Bathroom:** Having a kitchenette and bathroom within the unit can add to the comfort and functionality of the workspace.

**Mezzanine Space:** The generous mezzanine area of 70m<sup>2</sup> provides additional usable space, which can be used for offices, storage, or other purposes, allowing you to maximize your workspace efficiently.

**Available with 6 months rent free\* T & C's apply.**

**Exclusive Agents:** The unit is represented by Carlton Real Estate as Exclusive Agents, which means they have exclusive rights to market and lease the property. Interested parties should contact Emma-Jane Carswell for inspections and further information.

### Open for Inspection

By Appointment.

### Listed By

Emma-Jane Carswell  
Phone: (02) 48712622

