

# Raine&Horne. Commercial

BRAEMAR  
Unit 2/11 Pikkat Road

344 sqm

10 

## MODERN PROFESSIONAL OFFICE

### Price on Application

Positioned within the highly sought-after commercial and offering direct access to the Hume Highway, this well-appointed strata unit of 344 m2 presents an outstanding opportunity for owner-occupiers and investors alike. Designed for immediate occupation, the property combines functionality, security, and connectivity in a strategic location that supports business growth.



The layout features a generous boardroom complemented by an additional office or meeting room, creating flexible workspace options. Three conveniently located bathroom facilities, a modern staff kitchenette, and secure personnel lockers further enhance day-to-day operations.

An open-plan configuration with integrated workstations is supported by ducted air-conditioning, energy-efficient sensor lighting, and high-speed Telstra fiber NBN, ensuring a productive and comfortable working environment. Perimeter security fencing provides added peace of mind, while onsite allocated parking, 10+ delivers practical convenience for staff and visitors.

Whether you are establishing a new headquarters or securing a high-quality commercial

Property ID	L39101943
Property Type	Offices
Building / Floor Area	344
Car Spaces	10

### AGENT

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investment, this property offers the infrastructure, location, and versatility to support long-term success. Contact our office today to arrange a private inspection.