



## 2/4 Sovereign Place SOUTH WINDSOR NSW

PRDnationwide have been appointed Exclusive Marketing Agents to offer the rare and exciting investment opportunity.

Features of the property include:

- \* 455m2 (approx) high clearance office and warehouse
- \* Secure concrete panel construction
- \* Small complex of 3
- \* Returns \$60,000 pa net (ex GST)
- \* Tenant pays all outgoings
- \* Lease back from established 35 year old company
- \* 6 months bond
- \* In current location for 12 years
- \* Container height roller access
- \* Additional office and mezzanine (not included in strata area)

**Building Size** : 445 sqm  
**View** : <https://www.prdcommercialwest.com.au/sale/nsw/hawkesbury/south-windsor/commercial/industrial/5615844>



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