



## 26-30 Sommersville Circuit Emu Plains NSW

PRD Commercial Western Sydney were appointed Exclusive Marketing Agents to offer a modern freestanding office/warehouse located at 26-30 Sommersville Circuit, Emu Plains.

With the lack of available warehouses in the area combined with strong demand. A high quality national tenant was sourced off market to secure the building with no vacancy.

Annual Rent - \$228,060 plus outgoings (ex GST)  
Rate Per M2 - \$140pm2 net (ex GST)

The highly desirable Emu Plains Industrial estate provides easy access to the M4 Motorway via the Russell St on/off ramp and is an integral part of the Western Sydney growth corridor.

**Building Size** : 1629 sqm  
**Land Size** : 2471 sqm  
**View** : <https://www.prdcommercialwest.com.au/lease/nsw/western-sydney/emu-plains/commercial/industrial/6588462>



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