

Raine&Horne.[®] Commercial

WELLINGTON
34 Swift Street

160 sqm

2 

Dominant ASX Listed Medical Tenant - 7% to 8% Investors
Take Note

Auctioned

Raine & Horne Commercial Dubbo is delighted to offer 34 Swift Street, Wellington for sale by way of Public Auction on Thursday, 19 June 2025.

This prime CBD positioned medical premises boasts a brand new lease to long standing tenant Sonic Healthcare, a global leader in medical diagnostics, operating more than 300 laboratories and employing over 37,000 staff across key international markets including Australia, the US, UK, and Germany. Listed on the ASX (SHL), Sonic is a top-50 company with a market capitalization exceeding AUD \$15 billion, offering strong tenant security backed by a stable, long-established business.


Investment Highlights


- Net Income \$21,500 per annum with compounding 3% annual rent increases
- Investor friendly net lease with tenant paying all usual outgoings including management fees as per lease

Property ID	L34358340
Property Type	Offices
Building / Floor Area	160
Car Spaces	2
Land Area	379.0 sqm

AGENT

Thomas Haylock

 0400 372 389

 thomash@rhdubbo.com.au

- Secure new 6 year and 6 month lease expiring August 2031 with option to 2036 to existing long term tenant
- Dominant ASX listed tenant Sonic Healthcare Limited (Douglass Hanly Moir)
- Top ASX Company: Listed on the ASX (SHL), Sonic is a top-50 ASX listed company with a market cap exceeding AUD \$15 billion
- Global Diagnostics Leader: Sonic Healthcare operates over 300 laboratories across Australia, the US, UK, Germany, and more, employing 37,000+ staff worldwide.
- Recently completed Lessor works including internal and external painting ensuring minimal future cosmetic maintenance
- 160sqm approx. building area; including reception, consult rooms and onsite parking
- 379sqm approx. land holding with flexible E2 Commercial Centre zoning
- Positioning within the heart of the Wellington CBD opposite Wellington Soldier's Memorial Club
- Wellington, home to 6,000* people, is a scenic rural town with proximity to major regional center Dubbo via the Mitchell Highway. Wellington has experienced a recent surge through major renewable energy projects and mining research

For more information, please contact the exclusive selling agents Thomas Haylock (0400 372 389) or Joe Burgun (0418 649 871) at Raine & Horne Commercial Dubbo.

*Approximately