

East Toowoomba, 7-9 Clopton Street

Expansive Eastside Office with 27 Onsite Car Parks!

LJ Hooker Commercial are pleased to present to the market via Expression of Interest for Lease or Sale 7-9 Clopton Street, East Toowoomba.

Suitably located on the Eastern CBD fringe with frontage to Clopton Street and an abundance of secure basement parking. This 867m²* freehold building represents a practical office solution for staff and their customers!

Features Include:

- Air-conditioned 867m²* single floor plate tenancy with PWD access. Recently de-fitted ready for a new occupier to make it their own.
- Configuration includes of a huge open plan floor plate with 2 board rooms, a large training room, multiple storage rooms & staff amenities
- 27 secure basement carparks with easy rear access from Hume Street with ample on street parking for customers

For Sale/Lease
Contact Agent

Building Area
867sqm

Contact
Christopher Stewart
0451 948 001
cstewart@ljht.com.au

 **LJ Hooker Commercial**

Toowoomba
(07) 4688 2222

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Mixed Use Zoning allows for a variety of uses such as Office, Medical, Allied health (STCA)
- Refurbish and occupy yourself or repurpose and reap the returns for years to come!
- Premium location within Eastern Office Precinct - walking distance to parks and cafés

This precinct is earmarked for substantial private and government investment over the next 5 years, so why not take the opportunity to purchase a substantial block in the popular Easter CBD fringe, surrounded by external investment for years to come.

For more information, please contact the exclusive marketing agents Chris Stewart of LJ Hooker Commercial Toowoomba.

*Approx.

*STCA

More About this Property

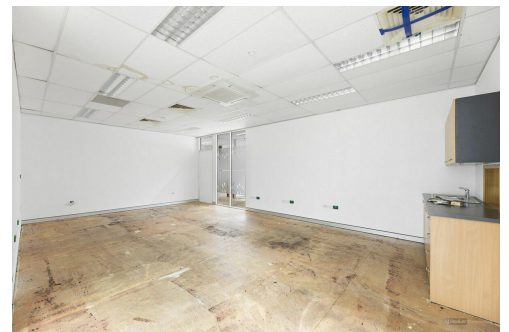
Property ID	103TG6F
Property Type	Offices
Building Area	867 m ²
Land Area	1193 m ²

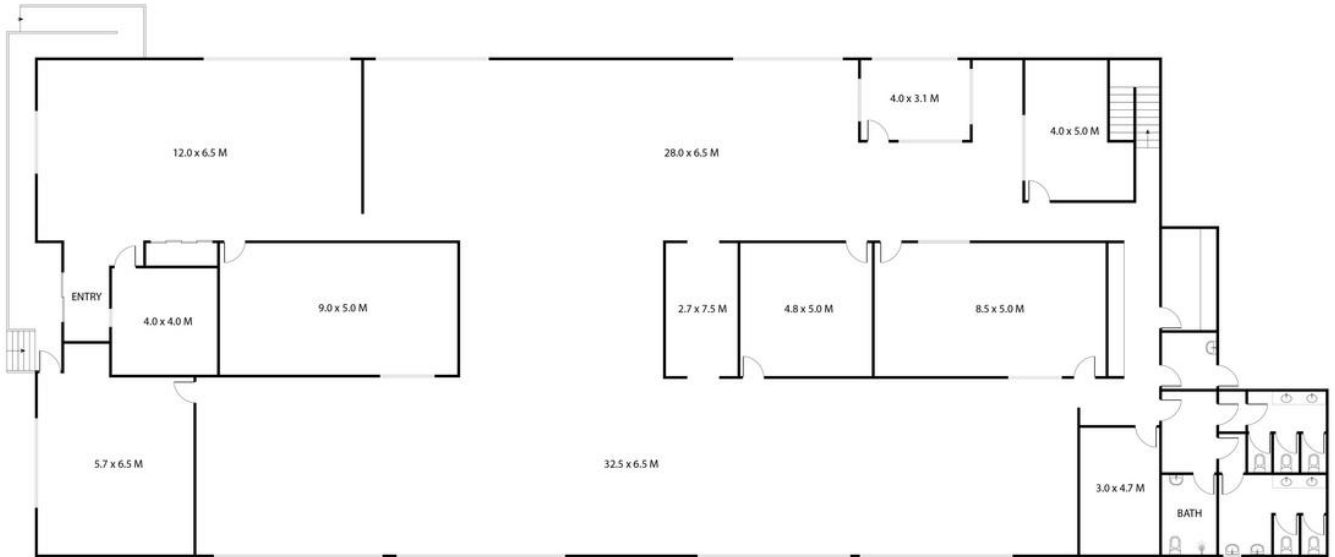
Christopher Stewart 0451 948 001

Director | cstewart@ljht.com.au

Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350
toowoomba.ljhcommercial.com.au | toowoomba@ljhtc.com.au





Total: 867m²

79 Clopton Street
toowoomba City



This plan is for representational purposes only. All dimensions are approximate and shouldn't be solely relied upon.
Floorplan created by Vue Digital.