

4/235 Margaret Street, Toowoomba City

Unique Second Level Tenancy with Lift Access

LJ Hooker Commercial Toowoomba is pleased to present an outstanding leasing opportunity in the heart of the Toowoomba CBD.

The A.R Bailey building has commanded the corner of Ruthven and Margaret Street for most of recent memory, with construction now underway to breathe new life into this property there are multiple outstanding tenancies now available onsite.

These contemporary spaces offer an exceptional opportunity for businesses seeking a high-visibility location with strong passing trade. Featuring adaptable floorplans, they can be customised to accommodate a variety of commercial uses, providing the ideal environment to establish or grow your business.

Tenancy 4 - Located on the second level this tenancy offers internal building frontage suitable for Commercial uses, Retail and Office. This tenancy has direct lift access from the ground floor and exclusive use toilets.

The differences;

- 171m² Second Level tenancy - with lift access from Ground Floor

FOR LEASE

\$47,000 Nett p.a. plus GST

BUILDING AREA

151sqm

AGENTS

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

Yossi Vagg
0448 193 428
yvagg@ljht.com.au

AGENCY

Toowoomba
(07) 4688 2222

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.

 **LJ Hooker Commercial**

Foyer.

- One of the highest exposure locations in Toowoomba to foot traffic.
- Flexible Commercial and Fit out options available.
- Extensive Signage opportunities available.
- Suits a multitude of users looking for a unique tenancy prospect.
- Lessor to deliver tenancies base building works - available upon request

For more information or to arrange an inspection contact Chris Stewart or Yossi Vagg of LJ Hooker Commercial Toowoomba.

MORE DETAILS

Property ID	10DCG6F
Property Type	Offices Retail
Building Area	151 m2

Christopher Stewart 0451 948 001

Managing Director | cstewart@ljht.com.au

Yossi Vagg 0448 193 428

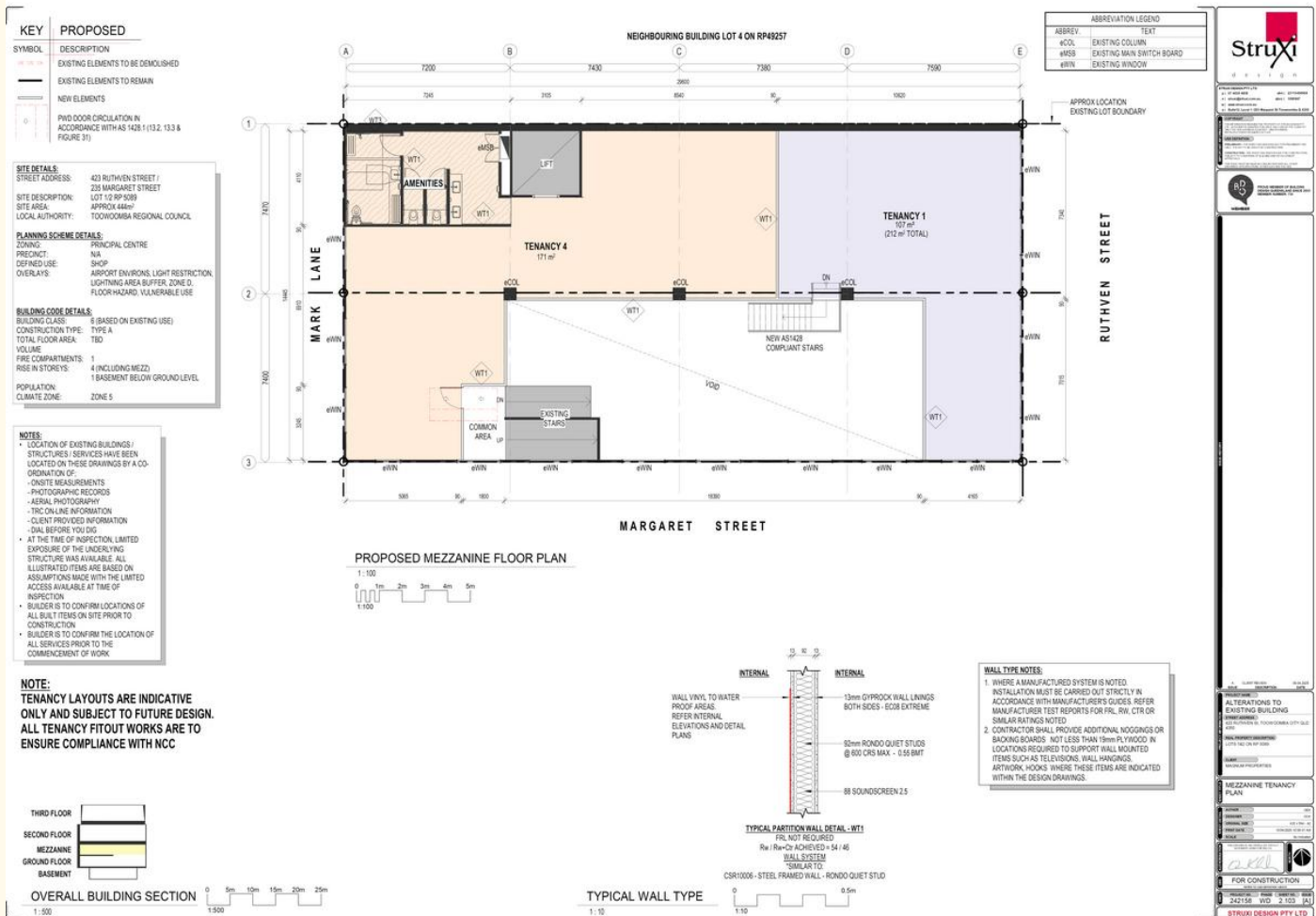
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