

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

171sqm

AGENTS

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

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

AGENCY

Toowoomba
(07) 4688 2222

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 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	171 m2

Christopher Stewart 0451 948 001

Managing Director | cstewart@ljht.com.au

Yossi Vagg 0448 193 428

Commercial Sales and Leasing Executive | yvagg@ljht.com.au

Toowoomba (07) 4688 2222

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KEY PROPOSED

SYMBOL DESCRIPTION

EXISTING ELEMENTS TO BE DEMOLISHED

EXISTING ELEMENTS TO REMAIN

NEW ELEMENTS

PWD DOOR CIRCULATION IN ACCORDANCE WITH AS 1428.1 (13.2, 13.3 & FIGURE 31)

SITE DETAILS

STREET ADDRESS: 423 RUTHVEN STREET / 235 MARGARET STREET
 SITE DESCRIPTION: LOT 13 RP3089
 SITE AREA: APPROX 486sqm
 LOCAL AUTHORITY: TOOWOOMBA REGIONAL COUNCIL

PLANNING SCHEME DETAILS

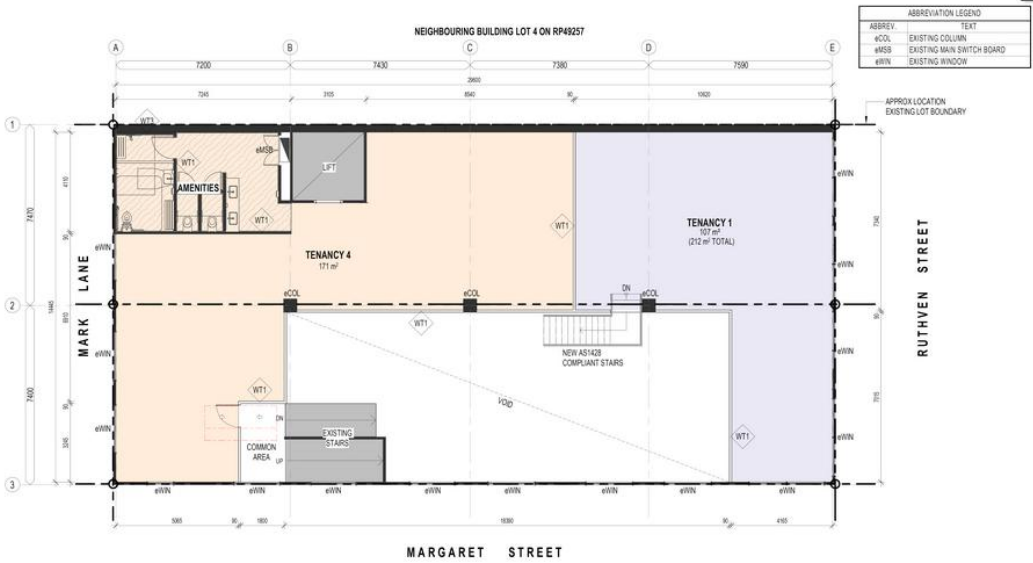
ZONING: PRINCIPAL CENTRE
 PRECEDENT: N/A
 DEFINED USE: SHOP
 OVERLAYS: AIRPORT ENVIRONS, LIGHT RESTRICTION, LIGHTING AREA BUFFER, ZONE D, FLOOR HAZARD, VULNERABLE USE

BUILDING CODE DETAILS

BUILDING CLASS: 8 (BASED ON EXISTING USE)
 CONSTRUCTION TYPE: TYPE A
 TOTAL FLOOR AREA: TBD
 VOLUME: 1
 FIRE COMPARTMENTS: 1
 RISE IN STOREYS: 4 (INCLUDING MEZZ)
 POPULATION: 1 BASEMENT BELOW GROUND LEVEL
 CLIMATE ZONE: ZONE 5

NOTES

- LOCATION OF EXISTING BUILDINGS / STRUCTURES / SERVICES HAVE BEEN LOCATED ON THESE DRAWINGS BY A CO-ORDINATION OF:
 - ON-SITE MEASUREMENTS
 - PHOTOGRAPHIC RECORDS
 - AERIAL PHOTOGRAPHY
 - TBC ONLINE INFORMATION
 - CLIENT PROVIDED INFORMATION
- AT THE TIME OF INSPECTION, LIMITED EXPOSURE OF THE UNDERLYING STRUCTURE WAS AVAILABLE. ALL ILLUSTRATED ITEMS ARE BASED ON ASSUMPTIONS MADE WITH THE LIMITED ACCESS AVAILABLE AT TIME OF INSPECTION.
- BUILDER IS TO CONFIRM LOCATIONS OF ALL RAIL TIES ON SITE PRIOR TO CONSTRUCTION.
- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK.



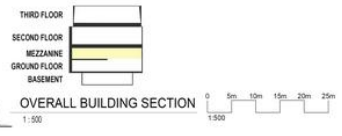
PROPOSED MEZZANINE FLOOR PLAN
 1:100



TYPICAL WALL TYPE
 1:10

WALL TYPE NOTES:

- WHERE A MANUFACTURED SYSTEM IS NOTED, INSTALLATION MUST BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MANUFACTURER'S GUIDES. REFER MANUFACTURER TEST REPORTS FOR FRL, RW, CTR OR SIMILAR RATINGS NOTED.
- CONTRACTOR SHALL PROVIDE ADDITIONAL NOGGINGS OR BRACING/BRIDS, NOT LESS THAN 19mm PLYWOOD IN LOCATIONS REQUIRED TO SUPPORT WALL MOUNTED ITEMS SUCH AS TELEVISIONS, WALL HANGINGS, ARTWORK, HOOPS WHERE THESE ITEMS ARE INDICATED WITHIN THE DESIGN DRAWINGS.



Struxi

ALTERATIONS TO EXISTING BUILDING

MEZZANINE TENANCY PLAN

FOR CONSTRUCTION

242156 W/D 2 3/23 (2)

STRUXI DESIGN PTY LTD

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