

Toowoomba City, 4/235 Margaret Street

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

For Lease

\$42,900 Nett p.a. plus GST

Building Area

171sqm

Contact

Christopher Stewart

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cstewart@ljht.com.au

Yossi Vagg

0448 193 428

yvagg@ljht.com.au



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.

the ground floor and exclusive use toilets.

The differences;

- * 171m² Second Level tenancy - with lift access from Ground Floor 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 About this Property

Property ID	10DCG6F
Property Type	Offices
Building Area	171 m2

Christopher Stewart 0451 948 001

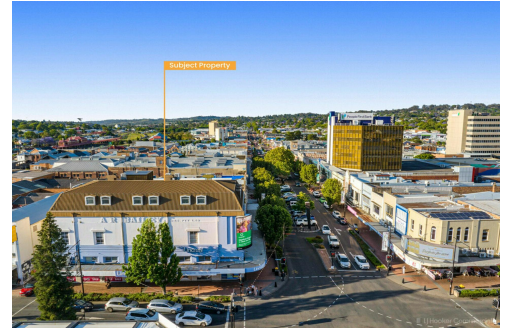
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KEY

PROPOSED

SYMBOL DESCRIPTION

EXISTING ELEMENTS TO BE DEMOLISHED

EXISTING ELEMENTS TO REMAIN

NEW ELEMENTS

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

SITE DETAILS:

STREET ADDRESS: 423 RUTHVEN STREET / 236 MARGARET STREET

SITE DESCRIPTION: LOT 12 RP 9089 APPROX 444m²

SITE AREA: TOOWOOMBA REGIONAL COUNCIL

PLANNING SCHEME DETAILS:

ZONING: PRINCIPAL CENTRE

PRECINCT: N/A

DEFINED USE: SHOP

OVERLAYS: AIRPORT ENVIRONMENTAL LIGHT RESTRICTION, LIGHTNING AREA BUFFER, ZONE D, FLOOD HAZARD, VULNERABLE USE

BUILDING CODE DETAILS:

BUILDING CLASS: 9 (BASED ON EXISTING USE)

CONSTRUCTION TYPE: TYPE A

TOTAL FLOOR AREA: 180

VOLUME: 1

FIRE COMPARTMENTS: 1

RISE IN STOREYS: 4 (INCLUDING MEZZ)

POPULATION: 1 BASEMENT BELOW GROUND LEVEL

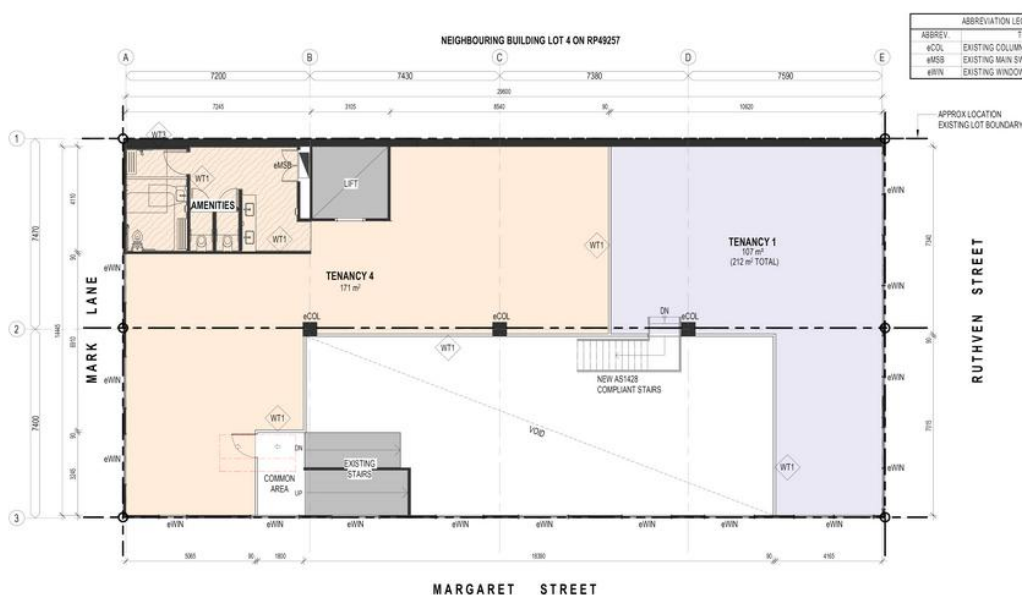
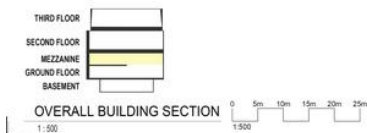
CLIMATE ZONE: ZONE 5

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
 - TRC ON-LINE INFORMATION
 - CLIENT PROVIDED INFORMATION
 - DIAL BEFORE YOU DIG
- 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 BUILT ITEMS ON SITE PRIOR TO CONSTRUCTION.
- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

NOTE:

TENANCY LAYOUTS ARE INDICATIVE ONLY AND SUBJECT TO FUTURE DESIGN. ALL TENANCY FITOUT WORKS ARE TO ENSURE COMPLIANCE WITH NCC



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 BACKING BOARDS - NOT LESS THAN 19mm PLYWOOD IN LOCATIONS REQUIRED TO SUPPORT WALL MOUNTED ITEMS SUCH AS TELEVISIONS, WALL HANGINGS, ARTWORK, HOOKS. WHERE THESE ITEMS ARE INDICATED WITHIN THE DESIGN DRAWINGS.

ABBREVIATION LEGEND

ABBREVIATION	TEXT
WCOL	EXISTING COLUMN
MSSB	EXISTING MAIN SWITCH BOARD
EWIN	EXISTING WINDOW

APPROX LOCATION EXISTING LOT BOUNDARY

Struxi

ALTERATIONS TO EXISTING BUILDING

MEZZANINE TENANCY PLAN

FOR CONSTRUCTION

STRUXI DESIGN PTY LTD