



## Toowoomba City, 4/256 Margaret Street

### Turnkey Office with Brand New Fitout in Toowoomba's CBD

An exceptional opportunity to lease or purchase a strata-titled office suite in Toowoomba's CBD. Offering unparalleled convenience, this modern office is located just meters from Grand Central Shopping Centre, Public Parking Stations and St Mary's School.

Lot 4 has recently undergone a refurbishment including new floor coverings, fresh paint, new ceiling tiles, feature wall treatment, led lights, roller blinds and boasts a contemporary feel throughout.

#### Features:

- 57sqm ground floor suite with great natural light
- Three offices and reception/foyer area
- Common kitchen and bathrooms
- Disabled access from shared customer parking



**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.

#### For Sale/Lease

\$395,000 plus GST; \$25,000 p.a. Nett plus GST

#### Building Area

57sqm

#### Contact

**Justin Eastwell**

0408 458 014

[jeastwell@ljht.com.au](mailto:jeastwell@ljht.com.au)

**Toowoomba**  
**(07) 4688 2222**

- One exclusive use undercover car spaced plus additional 15 shared parking spaces for clients and visitors

To arrange an inspection contact Justin Eastwell of LJ Hooker Commercial Toowoomba.

## More About this Property

<b>Property ID</b>	10DVG6F
<b>Property Type</b>	Offices
<b>Building Area</b>	57 m2

### Justin Eastwell 0408 458 014

Senior Commercial Sales & Leasing Executive | jeastwell@ljht.com.au

### Toowoomba (07) 4688 2222

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

