

5/235 Margaret Street, Toowoomba City

## Historic Third Floor Office - Direct 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 5 - Located on the third level this tenancy offers the market a whole floor of this historic property. With the original windows providing natural light, massive ceiling heights and ability to restore the original timber floors, this truly is a blank canvas for the eventual tenant to make their own.

The differences;

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 LEASE**  
Contact Agent

**BUILDING AREA**  
392sqm

### AGENTS

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

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

### AGENCY

Toowoomba  
(07) 4688 2222

- " 392m<sup>2</sup> 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 DETAILS

Property ID	10DAG6F
Property Type	Offices Retail
Building Area	392 m2

### Christopher Stewart 0451 948 001

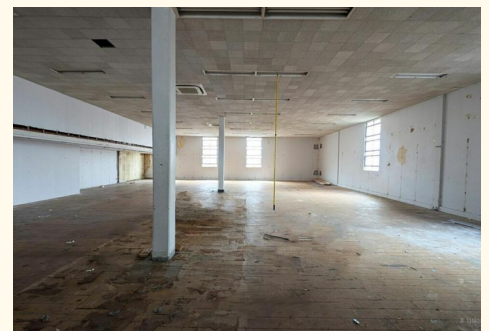
Managing Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

### Yossi Vagg 0448 193 428

Commercial Sales and Leasing Executive | [yvagg@ljht.com.au](mailto:yvagg@ljht.com.au)

### Toowoomba (07) 4688 2222

Level 1, 677-683 Ruthven Street, TOOWOOMBA QLD 4350  
[toowoomba.ljhcommercial.com.au](http://toowoomba.ljhcommercial.com.au) | [toowoomba@ljhtc.com.au](mailto:toowoomba@ljhtc.com.au)



KEY	PROPOSED
SYMBOL	DESCRIPTION
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING ELEMENTS TO REMAIN
	NEW ELEMENTS
	PHD DOOR CIRCULATION IN ACCORDANCE WITH AS 1687.1 (13.2, 13.3 & FIGURE 31)

**SITE DETAILS:**  
 STREET ADDRESS: 423 RUTHVEN STREET / 201 MARGARET STREET  
 SITE DESCRIPTION: LOT 12 (SP 809)  
 SITE AREA: APPROX 444sqm  
 LOCAL AUTHORITY: TOOWOOMBA REGIONAL COUNCIL

**PLANNING SCHEME DETAILS:**  
 ZONING: PRINCIPAL CENTRE  
 PRECINCT: N/A  
 DEFINED USE: SHOP  
 OVERLAYS: AIRPORT ENVIRONMENT LIGHT RESTRICTION, LIGHTING AREA BUFFER, ZONE D, FLOOR HAZARD, VULNERABLE USE

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

**NOTES:**

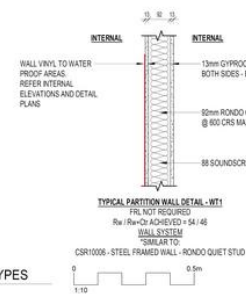
- LOCATION OF EXISTING BUILDINGS / STRUCTURES / SERVICES HAVE BEEN LOCATED ON THESE DRAWINGS BY A CO-ORDINATION OF:
  - ON-SITE MEASUREMENTS
  - PHOTOGRAPHIC RECORDS
  - AERIAL PHOTOGRAPHY
  - TRC ONLINE INFORMATION
  - CLIENT PROVIDED INFORMATION
  - DIAL BEFORE YOU DIG
- AT THE TIME OF INSPECTION, 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



**PROPOSED SECOND FLOOR PLAN**  
 1:100

MARGARET STREET



**TYPICAL WALL TYPES**  
 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 FR, RW, CTR OR SIMILAR RATINGS NOTED.
- CONTRACTOR SHALL PROVIDE ADDITIONAL NOGGINGS OR BACKINGS/BOARDS, NOT LESS THAN 18mm 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	
ABBREV.	TEXT
eWLN	EXISTING COLUMN
eWIN	EXISTING WINDOW

**Struxi**

100% AUSTRALIAN OWNED & OPERATED

1. DESIGN SERVICES  
 2. PROJECT MANAGEMENT  
 3. CONSTRUCTION MANAGEMENT

**ALTERNATIONS TO EXISTING BUILDING**

**SECOND FLOOR TENANCY PLAN**

**FOR CONSTRUCTION**

242155 - W/D - 2 104 141

STRUXI DESIGN PTY LTD

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.

