







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;

FOR LEASE
Contact Agent

BUILDING AREA
388sqm

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

" 392m² 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

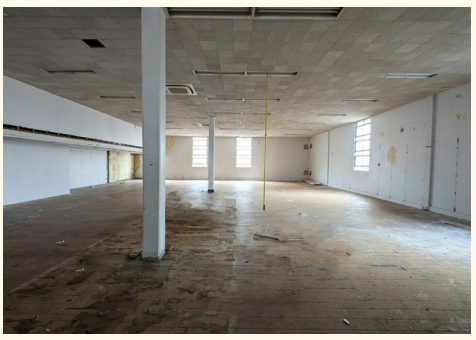
For more information or to arrange an inspection contract Chris Stewart or Yossi Vagg of LJ Hooker Commercial Toowoomba.











MORE DETAILS

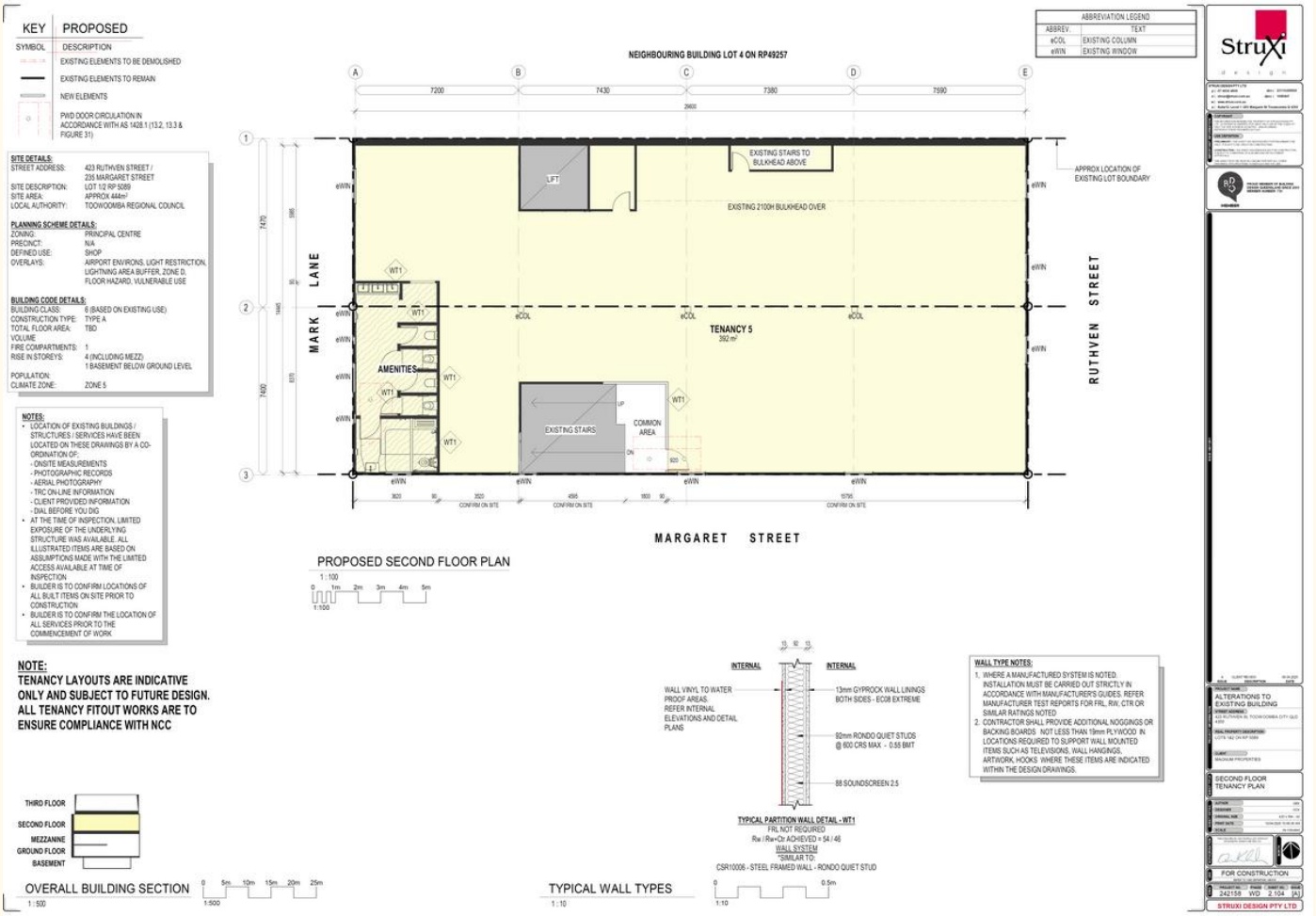
Property ID	10DAG6F
Property Type	Offices Retail
Building Area	388 m2

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
Level 6, 10 Russell Street, TOOWOOMBA CITY QLD 4350
toowoomba.ljhcommercial.com.au | toowoomba@ljhtc.com.au

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



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