



6/235 Margaret Street, Toowoomba City

Adaptable Fourth Level Commercial Opportunity - With 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 6 - Located on the fourth and level this tenancy offers the market a whole floor of this historic property. Not part of the original building the fourth level tenancy has unique internal features such as the large atrium style roof providing a feeling of grandeur coupled with the added benefit of a concrete floor and amazing natural light.

FOR LEASE

Contact Agent

BUILDING AREA

364sqm

AGENTS

Christopher Stewart

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Yossi Vagg

0448 193 428

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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**

The differences;

- 364m² Fourth Level tenancy - with massive artium style roof.
- 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	10DEG6F
Property Type	Offices Retail
Building Area	364 m2

Christopher Stewart 0451 948 001

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Yossi Vagg 0448 193 428

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