



Tenancy 2, 13/191 Margaret Street, Toowoomba City

## 1st Floor High Street Office with Disabled Access

L J Hooker Commercial Toowoomba are pleased to present to the leasing market this exceptional High Street office opportunity with strong passing traffic and great employee amenity. Located on the first floor of the Chronicle Arcade this is the ideal inner city office space in close proximity to all the Toowoomba CBD has to offer both you and your clients. The property has been fitted out with two private suites offering large open plan areas with shared amenities.

### Suite 2 Features:

- 139sqm net lettable area consisting of
- Current fit out includes boardroom, 2 offices and large open plan area
- Plenty of room for additional offices if required
- Shared Kitchen with Suite 1 only.
- Common amenities within Chronicle Arcade.
- Lift access exclusive to Lot 13 allowing for disabled access
- Balcony overlooking Margaret Street.

To arrange an inspection please contact Chris Stewart of LJ Hooker Commercial Toowoomba.

### FOR LEASE

Contact Agent

### BUILDING AREA

139sqm

### AGENTS

Christopher Stewart  
0451 948 001  
cstewart@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**



## MORE DETAILS

Property ID 10N2G6F  
Property Type Offices  
Building Area 139 m2

**Christopher Stewart 0451 948 001**

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

**Toowoomba (07) 4688 2222**

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