







B1/235 Margaret Street, Toowoomba City

One of a Kind Tenancy - Basement Level

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 B1 - Located on the Basement level, this tenancy is one of the most unique opportunities available in the Toowoomba Market. Offering the eventual tenant a 230m² direct access from the Ruthven Street down a set of established stairs and lift access via the ground floor foyer. This tenancy has the ability to stand out no matter the eventual tenant.

FOR LEASE
$57,500 Nett p.a. plus GST

BUILDING AREA
203sqm

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

The differences;

" 214m² Basement Tenancy Ruthven Street - with lift access.
- One of the highest exposure locations in Toowoomba to foot traffic.
- Flexible Commercial and Fit out options available.
- Substantial pedestrian and vehicle traffic Monday - Sunday
- Extensive Signage opportunities available.
- 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.





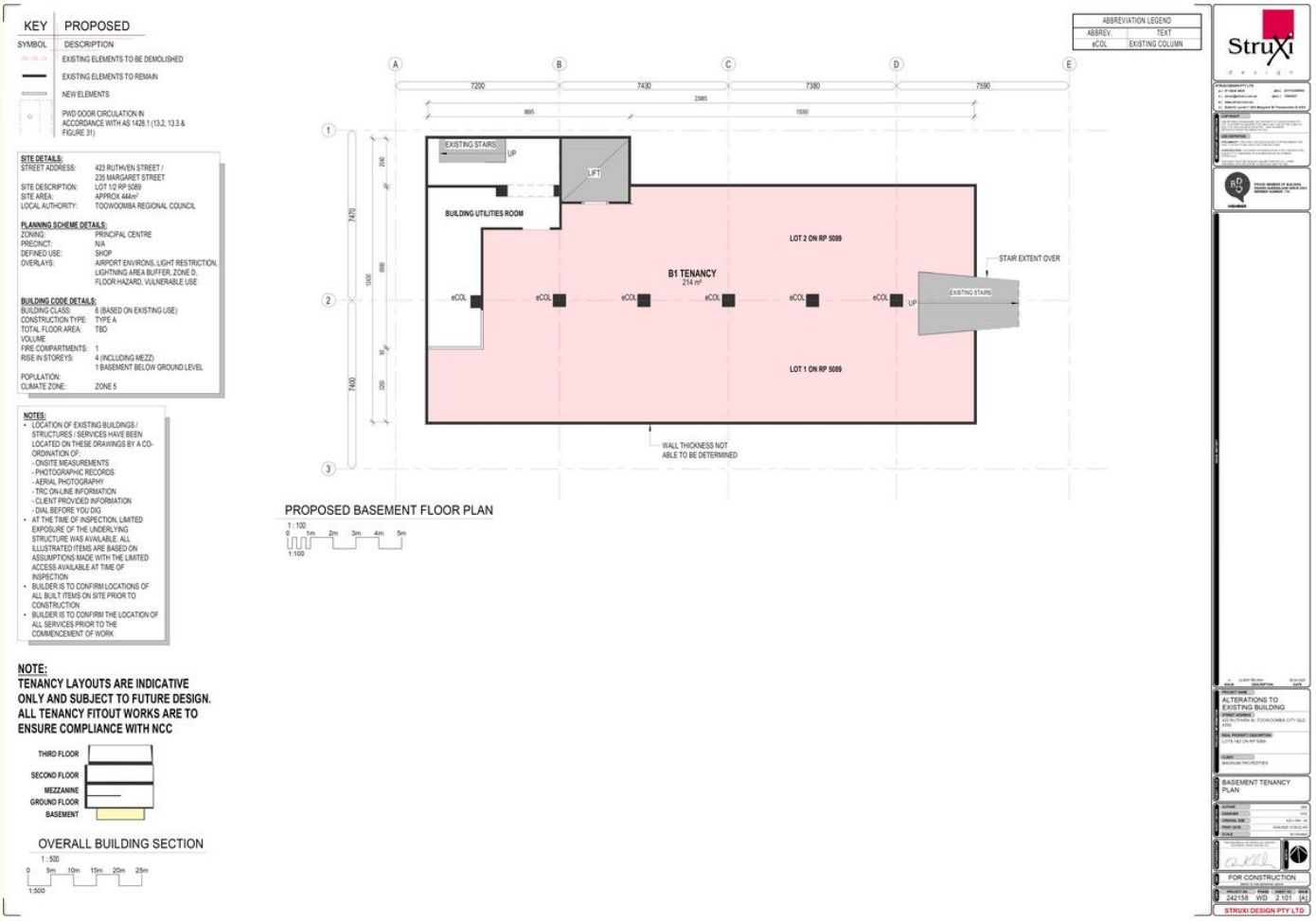
MORE DETAILS

Property ID	10D8G6F
Property Type	Retail
Building Area	203 m2

Christopher Stewart 0451 948 001
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Yossi Vagg 0448 193 428
Commercial Sales and Leasing Executive | yvagg@ljht.com.au

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