



4/107a Fitzroy Street, Warwick

## Equipped dental practice ready for new tenant

Located on the fringe of the Warwick CBD alongside Peppertree Medical, this established dental practice offers the new tenant a near Walk In Walk Out opportunity with the owner leaving all equipment in place for the new tenant to use\*\*. The property is situated within close proximity to both Warwick State High School and Warwick Central State School.

This is a one-of-a-kind opportunity to secure an impressive dental practice with the fit out in place already.

Features Include:

- 85m2 of space with front and rear access
- Configuration includes of a large reception/waiting area, 2 x surgery room, sterilisation room/laboratory, storage cupboard, staff room and amenities.
- Great on street parking
- Signage opportunity to Fitzroy Street

There is also the opportunity to expand into a neighbouring tenancy should you require additional floor area, as well as acquire residential rental unit above the practice for practitioner accommodation.

**FOR LEASE**  
Contact Agent

**BUILDING AREA**  
85sqm

**AGENTS**

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

Gillian Ross  
0439 416 853  
g.ross@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**

For more information contact Yossi Vagg or Gillian Ross of LJ Hooker Commercial Toowoomba.

- Approx.
- \* Computers and printers will be taken and not available for use

## MORE DETAILS

Property ID 10FMG6F  
Property Type Medical/Consulting  
Building Area 85 m2

### Yossi Vagg 0448 193 428

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

### Gillian Ross 0439 416 853

Commercial Business Development Manager | [g.ross@ljht.com.au](mailto:g.ross@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)

