



235 Margaret Street, Toowoomba City

Rejuvenated Landmark building in desirable Corner Location

On behalf of our valued client L J Hooker Commercial is pleased to present to the market for lease the A.R Bailey building at 235 Margaret Street, Toowoomba City.

Located on the Northeast Corner of Toowoomba's major pedestrian intersection sits 235 Margaret Street a historic building with new life on the horizon, with a substantial renovation planned for this property there is opportunity for a multitude of businesses onsite.

With the developer opting to keep the existing floor plan of 1966m² spread over 5 unique levels with direct lift access to each floor.

The redevelopment will focus on breathing new light into these spaces by bringing in natural light and a fresh finishes, ready for the end user to design and fit out to their desired finish and specification. The developers have a vision for the Centre, with will allow for a multitude of uses including Large Format Retail, Food, General Retail and modern office layouts.

These designs provide the eventual tenants with a modern layout and new amenities whilst still providing a commanding CBD location.

FOR LEASE

Expression of Interest

BUILDING AREA

100-1,996sqm

AGENTS

Christopher Stewart
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Yossi Vagg
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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**

Key Features:

- High exposure CBD location
- Substantial pedestrian and vehicle traffic Monday - Sunday
- Extensive Signage opportunities available - including Bishop Billboard signage on facade.
- " Flexible floor plans with spaces available from 100m²
- Competitive incentive and design options available (Subject to commercial terms).
- Principal Centre Zoning

For more information or to arrange an inspection please contact Chris Stewart or Yossi Vagg.

- Renders are only for impression purposes only, external facade subject to final approvals and are subject to change.

- Subject to Council Approval
 - Approx.
- (Some images are artist Impression only)

MORE DETAILS

Property ID	109AG6F
Property Type	Industrial/Warehouse
	Retail
	Showrooms/Bulky Goods
Building Area	100-1996 m2
Land Area	460 m2

Christopher Stewart 0451 948 001

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