



1/235 Margaret Street, Toowoomba City

Prime Retail/Office Opportunity with Unrivalled Visibility.

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 1 - Located hugging the corner of Ruthven and Margaret Street, this premium ground floor commercial tenancy offers high exposure, amazing natural light and exceptional versatility of design with the ability for a multitude of end user, this tenancy is the highlight of the property.

The differences;

FOR LEASE

\$66,500 Nett p.a. plus GST

BUILDING AREA

212sqm

AGENTS

Christopher Stewart
0451 948 001
cstewart@ljht.com.au

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

AGENCY

Toowoomba
(07) 4688 2222

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 LJ Hooker Commercial

- " 212m² tenancy across ground floor 105m² and 107m² 2nd floor.
- 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 contact Chris Stewart or Yossi Vagg of LJ Hooker Commercial Toowoomba.

MORE DETAILS

Property ID	10DGG6F
Property Type	Retail Offices
Building Area	212 m ²

Christopher Stewart 0451 948 001

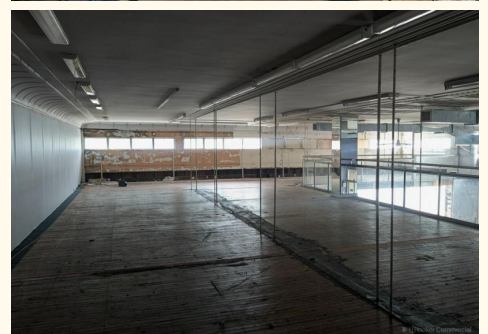
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Yossi Vagg 0448 193 428

Commercial Sales and Leasing Executive | yvagg@ljht.com.au

Toowoomba (07) 4688 2222

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KEY

SYMBOL	DESCRIPTION
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING ELEMENTS TO REMAIN
	NEW ELEMENTS
	PWD DOOR CIRCULATION IN ACCORDANCE WITH AS 1428.1 (132, 13.3 & FIGURE 3)

SITE DETAILS

STREET ADDRESS: 423 RUTHVEN STREET / 216 MARGARET STREET
 SITE DESCRIPTION: LOT 10 RP 3089
 APPROX 444m²
 LOCAL AUTHORITY: TOONGOOMBA REGIONAL COUNCIL

PLANNING SCHEME DETAILS

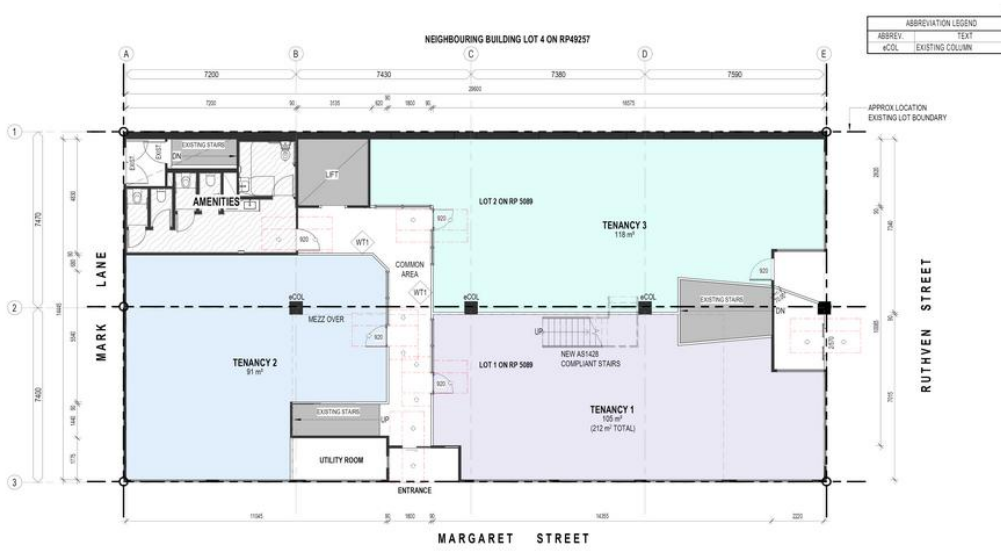
ZONING: PRINCIPAL CENTRE
 PRECINCT: N/A
 DEFINED USE: SHOP
 AIRPORT ENVIRONMENT LIGHT RESTRICTION
 LIGHTNING AREA BUFFER ZONE D
 FLOOR HAZARD - VULNERABLE USE

BUILDING CODE DETAILS

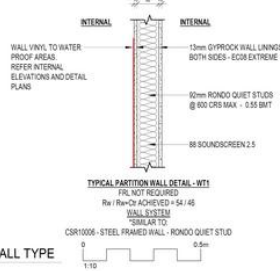
BUILDING CLASS: 6 (BASED ON EXISTING USE)
 CONSTRUCTION TYPE: TYPE A
 TOTAL FLOOR AREA: 780
 VOLUME:
 FIRE COMPARTMENTS: 1
 4 (INCLUDING MEZZ)
 RISE IN STOREYS: 1 BASEMENT BELOW GROUND LEVEL
 POPULATION:
 CLIMATE ZONE: ZONE 5

NOTES:

- LOCATION OF EXISTING BUILDINGS / STRUCTURES / SERVICES HAVE BEEN LOCATED ON THESE DRAWINGS BY A CO-ORDINATION OF:
 - ON-SITE MEASUREMENTS
 - PHOTOGRAPHIC RECORDS
 - AERIAL PHOTOGRAPHY
 - TRC ONLINE INFORMATION
 - CLIENT PROVIDED INFORMATION
 - DIAL BEFORE YOU DIG
- AT THE TIME OF INSPECTION, LIMITED EXPOSURE OF THE UNDERLYING STRUCTURE WAS AVAILABLE. ALL ILLUSTRATED ITEMS ARE BASED ON ASSUMPTIONS MADE WITH THE LIMITED ACCESS AVAILABLE AT TIME OF INSPECTION
- BUILDER IS TO CONFIRM LOCATIONS OF ALL BUILT ITEMS ON SITE PRIOR TO CONSTRUCTION
- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK



PROPOSED GROUND FLOOR PLAN
 Scale: 1:100
 0m 5m 10m 15m 20m 25m



TYPICAL WALL TYPE
 Scale: 1:10

WALL TYPE NOTES:

- WHERE A MANUFACTURED SYSTEM IS NOTED, INSTALLATION MUST BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MANUFACTURER'S GUIDES. REFER MANUFACTURER TEST REPORTS FOR FRL, RW, CTR OR SIMILAR RATINGS NOTED.
- CONTRACTOR SHALL PROVIDE ADDITIONAL NOGGINGS OR SACKING BOARDS, NOT LESS THAN 19mm PLYWOOD, IN LOCATIONS REQUIRED TO SUPPORT WALL MOUNTED ITEMS SUCH AS TELEVISIONS, WALL HANGINGS, ARTWORK, HOOKS, WHERE THESE ITEMS ARE INDICATED WITHIN THE DESIGN DRAWINGS.

NOTE:

TENANCY LAYOUTS ARE INDICATIVE ONLY AND SUBJECT TO FUTURE DESIGN. ALL TENANCY FITOUT WORKS ARE TO ENSURE COMPLIANCE WITH NCC

OVERALL BUILDING SECTION

Scale: 1:50
 0 5m 10m 15m 20m 25m

The section shows the vertical profile of the building, including the ground floor, mezzanine, second floor, and third floor. It also indicates the location of the entrance and stairs.

ABBREVIATION LEGEND

ABBREVIATION	TEXT
#COL	EXISTING COLUMN

Struxi

242158 WVD 2.502 (A)

FOR CONSTRUCTION

STRUXI DESIGN PTY LTD

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