

6/235 Margaret Street, Toowoomba City

## Adaptable Fourth Level Commercial Opportunity - With Direct Lift Access

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 6 - Located on the fourth and level this tenancy offers the market a whole floor of this historic property. Not part of the original building the fourth level tenancy has unique internal features such as the large atrium style roof providing a feeling of grandeur coupled with the added benefit of a concrete floor and amazing natural light.

### FOR LEASE

Contact Agent

### BUILDING AREA

364sqm

### AGENTS

Christopher Stewart

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Yossi Vagg

0448 193 428

[yvagg@ljht.com.au](mailto:yvagg@ljht.com.au)

### AGENCY

Toowoomba

(07) 4688 2222

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 **LJ Hooker Commercial**

The differences;

- " 364m<sup>2</sup> Fourth Level tenancy - with massive artium style roof.
- One of the highest exposure locations in Toowoomba to foot traffic.
- Flexible Commercial and Fit out options available.
- Extensive Signage opportunities available.
- Suits a multitude of users looking for a unique tenancy prospect
- 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	10DEG6F
Property Type	Offices Retail
Building Area	364 m2

**Christopher Stewart 0451 948 001**

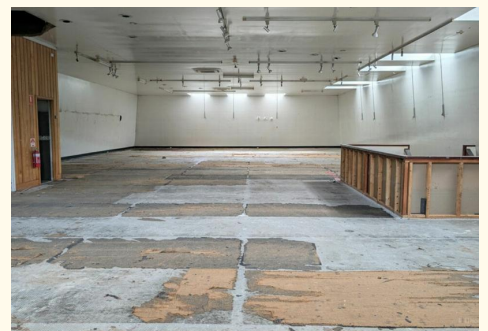
Managing Director | [cstewart@ljht.com.au](mailto:cstewart@ljht.com.au)

**Yossi Vagg 0448 193 428**

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

**Toowoomba (07) 4688 2222**

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**KEY PROPOSED**

SYMBOL	DESCRIPTION
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING ELEMENTS TO REMAIN
	NEW ELEMENTS
	PWD DOOR CIRCULATION IN ACCORDANCE WITH AS 1628.1 (13.2, 13.3 & FIGURE 31)

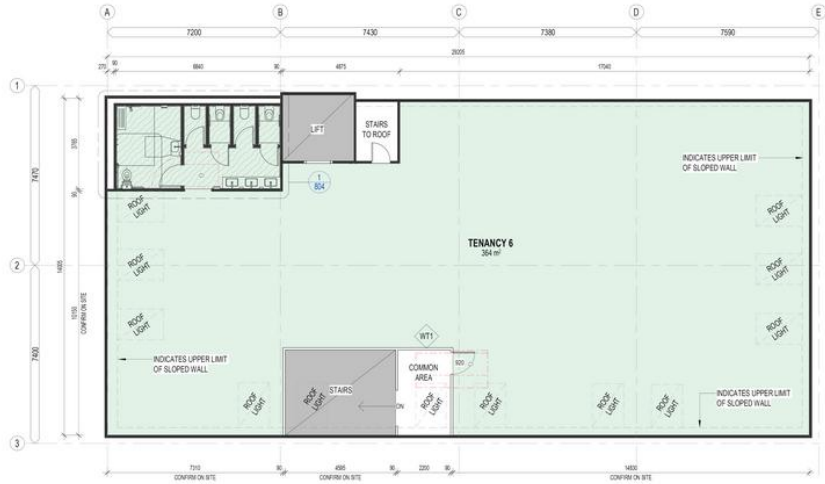
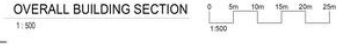
**SITE DETAILS:**  
 STREET ADDRESS: 423 RUTHVEN STREET / 235 MARGARET STREET  
 SITE DESCRIPTION: LOT 12 RP 5289  
 SITE AREA: APPROX 444sqm  
 LOCAL AUTHORITY: TOOWOOMBA REGIONAL COUNCIL

**PLANNING SCHEME DETAILS:**  
 ZONING: PRINCIPAL CENTRE  
 PRECINCT: N/A  
 DEFINED USE: SHOP  
 OVERLAYS: AIRPORT ENVIRONMENTAL LIGHT RESTRICTION, LIGHTNING AREA BUFFER ZONE D, FLOOR HAZARD, VULNERABLE USE

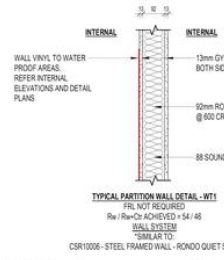
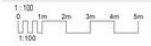
**BUILDING CODE DETAILS:**  
 BUILDING CLASS: 8 (BASED ON EXISTING USE)  
 CONSTRUCTION TYPE: TYPE A  
 TOTAL FLOOR AREA: TBD  
 VOLUME: TBD  
 FIRE COMPARTMENTS: 1  
 RISE IN STOREYS: 4 (INCLUDING MEZZ)  
 POPULATION: 3 BASEMENT BELOW GROUND LEVEL  
 CLIMATE ZONE: ZONE 5

- 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
  - DATE 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.

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



**PROPOSED THIRD FLOOR PLAN**



**TYPICAL WALL TYPE**



**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 BRACING BEHINDS, NOT LESS THAN 19mm PLYWOOD IN LOCATIONS REQUIRED TO SUPPORT WALL MOUNTED ITEMS SUCH AS TELEVISIONS, WALL HANGINGS, ARTWORK, HOORS. WHERE THESE ITEMS ARE INDICATED WITHIN THE DESIGN DRAWINGS.

**Struxi**

24/7 SUPPORT

1. PROJECT NO. 242118  
 2. SHEET NO. 3/105 (14)  
 3. DATE 15/05/2024  
 4. PROJECT NAME 242118 - NCD - 2/105 (14)  
 5. SHEET TITLE THIRD FLOOR TENANCY PLAN  
 6. DRAWN BY [Signature]  
 7. CHECKED BY [Signature]  
 8. APPROVED BY [Signature]

**THIRD FLOOR TENANCY PLAN**

**FOR CONSTRUCTION**

242118 - NCD - 2/105 (14)

STRUXI DESIGN PTY LTD

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