

## 2D Station St, Toowoomba City, QLD 4350

**\$30,000 p/a + GST + Outgoings**

Office Suite



### 400m2 Multi-use Tenancy in the CBD

Opportunity awaits in this large open plan multi-use tenancy in the CBD, offering good street frontage with retail opportunity.

Outback, you will find the rustic warehouse area with solid timber floors, including a separate workshop area, loads of storage and a large Kitchen / Lunch Room under the mezzanine Office.

There is plenty of parking on-site and some very convenient on-street parking.

Lots of signage opportunities.

Features include:

- 268m2 Rustic warehouse with timber floors
- 59m2 Front retail/showroom space
- Street Frontage and Characteristic Facade
- Separate 26m2 workshop
- Lots of storage
- Large kitchen/lunchroom
- 18m2 Mezzanine office
- On-site and on-street parking
- Signage opportunities

To arrange an inspection or learn more, please contact Leon Carlile on 0418 795 484 or Alice Ridgway on 0488 085 880.

**Open for Inspection**

By Appointment.

### Listed By

Jacob Carlile

Phone: (07) 4637 8633

