

**Shop 10/12 Russell St, Toowoomba City, QLD 4350**

**\$19,500 Per Annum + GST**

Office Suite



### Affordable CBD Retail/Office- Street Exposure

- 81 sq.m retail or office space
- 3 offices
- Reception area
- Tenancy facing Russell Street
- Great location in the Toowoomba CBD
- Incentives offered to potential tenants
- Priced for new or small businesses
- All units are reverse cycle air-conditioned
- Kitchenette
- 1 storage unit
- Shared toilets with disabled toilet
- Walking distance to Grand Central Shopping Centre, Margaret Street and Ruthven Street

#### Open for Inspection

By Appointment.

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

#### Listed By

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