

**Suite 4/120 James St, South Toowoomba, QLD 4350**

**Leased - \$6,000**

Medical/Consulting



## Affordable Office Space on CBD Fringe

A high traffic location on the CBD fringe with secured parking for tenants and excellent signage opportunities at an extremely affordable rate. On offer is a single office space approx. 9sqm, fully air-conditioned with access to meeting rooms and shared amenities. This office is fully secured in a gated site with remote control access which can be programmed to your phone and a secure key system to allow access to common areas with each office keyed separately.

### Open for Inspection

By Appointment.

Features include:

- Cable NBN
- Reverse cycle air conditioning
- Use of meeting room, which includes TV, camera and microphone for online meetings (available for all tenants via booking system)
- Secure off-street parking
- Ample customer parking on street at the front
- Excellent signage opportunity
- Security cameras cover the whole complex
- Security screens on the window of the suite
- Unique and secure key system
- Common kitchen/ meal room with lockable cabinet for each suite
- Outgoings minimal as a small percentage of electricity usage.

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

### Listed By

Jacob Carlile  
Phone: (07) 4637 8633

