

## Suite 12/566 Ruthven St, Toowoomba City, QLD 4350

## Expressions of Interest

Commercial Shop



### 400m2 CBD Tenancy - Good Carparking - A Grade Building

A unique opportunity to secure such vast tenancy right in the center of Toowoomba's CBD. Suit a range of uses from office space through to pilates studio.

#### Open for Inspection

By Appointment.

This tenancy used to be a Telstra call center and has been set up with good communication and networking capabilities. The total area is approximately 400 sqm\* which is made up of one large open space and a private office and storeroom. There is access to a communal staff kitchen and disable compliant amenities.

As the building offers lift access to the first floor there are no restrictions on the type of professional business wanting to utilise this space. The office provides good lighting throughout and has been maintained to a good standard and the owner is flexible with tenants fit out requirements.

There are numerous undercover car parking spaces available with this tenancy and good access to public parking across the road. This tenancy layout provides an opportunity to separate staff and customer access and the owner of the property is open to flexible tenancy options to utilize the large space available.

There are ground floor tenancies in the building with professional consulting offices located in a popular and easy to find location.

Features include:

- Central Location with good exposure
- 400sqm\* approx tenancy with ducted air conditioning
- First level with lift access in A-Grade building
- Shared Staff kitchen and amenities
- Disable Access and Amenities
- Undercover Carparking Spaces
- Owner flexible with leasing options

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

#### Listed By

Jacob Carlile  
Phone: (07) 4637 8633

Jacob Carlile  
Phone: (07) 4637 8633

