

George Town, Cayman Islands

Monthly Rent: CI\$2,850
 Listing Type: Commercial
 Built: 2011
 Views: Inland
 Foundation: Slab
 Occupant: None
 Class: Existing

Type: Commercial
 Status: New
 Acreage: 0.3484
 Block: 14D
 Zoning: Commercial
 Type of Use: Professional
 How Shown: By Appointment/List

Parcel: 65H4
 Furnished: No
 Construction: Concrete



PRESENTED BY



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PROPERTY DESCRIPTION

LOCATION LOCATION LOCATION! This is a tremendous opportunity to rent a commercial space in an absolutely prime location in central George Town. Palm Grove is situated on a major 4-way intersection and therefore benefits from very high commercial visibility and brand exposure (through exterior signage). This unit offers just under 800 sq. ft of prime office or commercial space and is on the ground floor. The building is low density with only 8 units in total and is built like a fortress with excellent building integrity and has hurricane rated windows and doors. The unit is ready to move in, has its own private bathroom, and a drop tile ceiling to accommodate your IT needs. The building was renovated last year, is energy efficient and has the benefit of solar panels which are part of the CUC CORE agreement, so you will have very low electric bills. During the building renovation, the entrance corridor was enclosed, air conditioned and sound proofing was added, so although the building is on a busy intersection you are protected for road and aircraft noise. Just 2 minutes from the hospitals and a stone's throw from the airport and Fosters Food Fare, this super commercial space would make an ideal professional office, or a great location for a doctor, chiropractor, physiotherapy centre, dentist, optician or health or wellness facility. The building is wheelchair accessible, has an elevator and ample parking. If you are looking for a great move-in ready space close to all conveniences of central George Town, then look no further. Available immediately. 1 or 2 year lease with option to renew. THIS RENTAL PRICE IS INCLUSIVE OF THE COMMON AREA MAINTENANCE FEE. Landlord requires first and last month's rent up front, plus one month's refundable deposit. Tenant pays for own CUC and water based on consumption. Very low. CUC bills due to the solar panels being part of the CORE agreement.