

George Town, Cayman Islands

Monthly Rent: CI\$5,700  
 Listing Type: Commercial  
 Acreage: 0.34  
 Views: Inland  
 Foundation: Slab  
 Occupant: None  
 Frontage Road: City Maintained

Type: Commercial  
 Status: New  
 Block: 14D  
 Zoning: Commercial  
 Construction: Concrete

Parcel: 65H5&H6  
 Furnished: No  
 Class: Existing



## 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 suite of offices offers 1556 sq. ft of prime office or commercial space and is on the first floor and the building has an elevator. The building is low density with only 6 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 bathrooms, and a back door, which is a requirement for a medical facility. 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 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 /office/commercial suite would make an ideal professional office, or a great location for a doctors' practice, chiropractor, physiotherapy centre, dentist, optician or health or wellness facility. The building is wheelchair accessible 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.