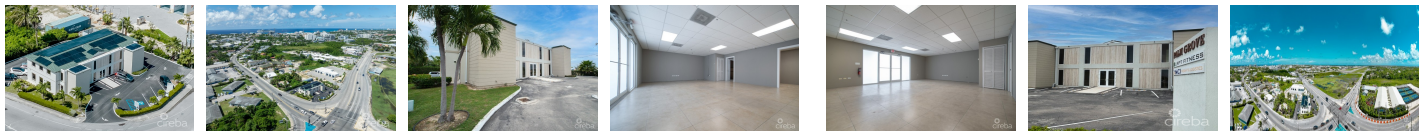


George Town, Cayman Islands

Monthly Rent: CI\$2,311	Type: Commercial	
Listing Type: Commercial	Status: Current	
Built: 2011	Acreage: 0.3484	
Views: Inland	Block: 14D	Parcel: 65H4
Foundation: Slab	Zoning: Commercial	Lease Details: 12 or 24 month term preferred. The rental total including CAM is CI\$3,150. Total CAM is CI\$10,70.20 per annum = CI\$839.21 per months. Rent is therefore CI\$2,310.79, plus CAM = CI\$3,150 per month.
Furnished: No	Construction: Concrete	Class: Existing
Land Certificate: Not Issued	Possession: At Closing	Frontage Road: City Maintained
Title: Freehold	How Shown: By Appointment/List	



**PRESENTED BY**



**JAMES BEBARFALD**  
 Phone  
 345 623-9999  
 Email  
 james@williams2realestate.com



**HILARY MCKENZIE-CAHILL**  
 Phone  
 Email  
 hilary@williams2realestate.com

**PROPERTY DESCRIPTION**

**Ideal Business Location** Welcome to Palm Grove, a commercial office building ideally located in central George Town, on the corner of Smith Road and Huldah Avenue. Renting office space at Palm Grove will provide you with a perfect location on one of Caymans busiest intersections, so your company and brand can benefit from lots of drive bay traffic. Tenants get to put signage and branding on the exterior of the building, so a great location to get exposure for your company. Palm Grove is a 2-story building consisting of 6 units in total, with 3 on each level. When the current owner purchased the building, it was refurbished, and insulation and sound proofing was installed. **Great Size** This unit is located on the upper level (there is an elevator) and is a sort after end unit which consists of just under 800 sq. ft. of usable space. It is currently set up as a large open-plan office, with one smaller store room/office at the side. You could easily reconfigure this space to suit your needs. The unit comes with its own private bathroom. **Energy Efficient** Part of the CUC SOLAR CORE Agreement, this is a tremendous benefit of renting, or owning at Palm Grove, is that the building has solar panels and is part of the CUC CORE agreement, so you will get credits against your power bills. Each unit in Palm Grove has its own electrical meter and water meter and 2 dedicated parking spots, plus customer parking. **Professionally Run Building** Kuavo Property Management have recently been engaged to take over the running and maintenance of the building. It will give you peace of mind knowing that the common areas and building exterior of the building are professionally maintained. **Reasonable Strata Fees** for a commercial building in central George Town the annual strata fees are very reasonable and include the electric and AC for the common areas, common area AC maintenance, the elevator maintenance, common area cleaning and maintenance and upkeep of the exterior including the parking lot... [View More](#)