

George Town, Cayman Islands

Monthly Rent: CI\$2,311
Listing Type: Commercial
Built: 2011
Views: Inland
Foundation: Slab

Type: Commercial
Status: Current
Acreage: 0.3484
Block: 14D
Zoning: Commercial

Parcel: 65H6

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
Land Certificate: Not Issued
Title: Freehold

Construction: Concrete
Possession: At Closing
How Shown: By Appointment/List

Class: Existing
Frontage Road: City Maintained



PRESENTED BY



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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 it is 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 #6 is a second floor unit and is an end unit consisting of just under 800 sq. ft. of usable space. It has its own bathroom. So, this could be ideal not just for an office, but could make a perfect space for a law, accounting, financial services, or new start up company. Each unit in Palm Grove has its own electrical meter and water meter and 2 dedicated parking spots, plus customer parking. Professionally Run Building A Property management company has 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. Although this unit is on the second floor, its good to know that the building does have an elevator. 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, garbage fees and landscaping all included in your monthly CAM fee. Most importantly it includes hurricane insurance for the property. Close to Everything Just 2 minutes from George Town Hospital and Doctors Hospital, Cricket S... [View More](#)