



Canewood Business Center

Property Highlights:

Minutes from Warrens
Relatively new building
Gym
Close to restaurants



N/A



4



N/A

Gross Land Area:

N/A

Net Land Area:

N/A

Floor Area:

4425 sq. ft.

Property ID: 2569D

List Price: US\$ 8,000

Description

Located just minutes from the ever-expanding Warrens business district and the ABC Highway and adjoining the popular and growing "Mill House & Home" compound, is this beautifully finished multipurpose commercial building. In and around the center are restaurants (Open Kitchen and Raw Juice) with several well-known home furnishing and retail stores (Dwellings, Walkers World, Gajah, Standard) attracting a variety of higher and middle-income earners who enjoy the comfortable relaxed atmosphere that the complex enjoys. The Canewood Business Center itself is home to a Doctor's office, a Pharmacy and a Food Distribution business.

The building is modern and well-designed and built under the close supervision of its owners. The plan and layout was designed by one of the island's leading architects. The attention to detail and quality of finishing is evident throughout the property.

The opportunity exists for interested parties to secure the following commercial spaces.

First Floor 2,700 sq.ft. - BBD\$10,050 plus VAT

- (3) Private offices
- Boardroom
- Separate sound-proof room for private conversations
- Lounge, lunch area and shower

Ground floor 1,000 sq.ft. - BBD\$4,500 plus VAT

- Fitness centre
- Lounge
- Private bathroom and shower
- Kitchenette

Ground Floor additional 725 sq.ft. - BBD\$3,200 plus VAT

Separated into the main office and back office with its own entrance the space is broken down as follows

- Main office
- Rear office
- Kitchenette
- Washroom
- Shower
- Mop station

Currently the spaces are integrated for large single-tenant occupancy, however each space 2,700 sq.ft., 1,000 sq.ft. and 725 sq.ft. is provisioned for separate occupancy if desired.

All of the spaces are available together for BBD\$16,000 plus VAT or individually





