



ESSENTIALS

PRICE	BBD\$ 15,900
LOCATION	Christ Church, Barbados
TYPE	Office
BUILDING TYPE	Detached
BUILDING DESIGN	5 Storey
FLOOR AREA	3,400 Square Feet
LAND SIZE GROSS	21,434 Square Feet

OVERVIEW

Turnkey, move-in ready first floor office space! Four executive offices, three general open plan offices with workstations, a boardroom, two clients "break-out" rooms, a covered patio and a spacious reception.

AGENT'S INSIGHTS

Fully fitted out and furnished - move in ready
Prominent, highly visible, south coast location
Easily accessible on main artery (Hwy 7)
Close to restaurants, banks, supermarkets, coffee shops, retail stores

Address: "Terra", Welches, St. James, BB23016, Barbados
Telephone: 1 (246) 434-9000
Email: infobb@terracaribbean.com

TERRA
CARIBBEAN

DESCRIPTION

Turnkey Executive Offices for Rent Furnished. Somerley is a modern, highly visible, multi-storey building in a prominent coastal location with frontage to Highway 7, the "South Coast Road" at Worthing. The available space for rent is on the first floor and accessed via private stairs at the northwest corner of the building. The ground floor houses a well-known retail bank, and the upper floors house residential condos. The central location in Worthing is easily accessible via main arteries and public transport. The immediate area has many amenities, such as restaurants, banks, supermarkets, gas stations, coffee shops and retail stores.

The first-floor office space is turnkey, move-in ready! The space includes four executive offices, three general open plan offices with workstations, a board room, two clients "break-out" rooms, a covered patio, a spacious reception and a kitchenette. The office features a highly functional layout with quality fixtures and furnishings by a professional interior designer. There is network cabling to desks throughout. The board room is equipped with a large screen and projector. The space enjoys abundant natural light through large floor-to-ceiling windows, and several office spaces are enclosed with large, fixed-pane glass windows. There is a backup generator on site. There are 13 allocated parking spaces on site, and relationships built with neighbouring property owners have resulted in additional parking availability. The addition of a PV system has resulted in reduced electricity costs throughout the building.

Rental rate is BDS\$56 psf pa (inclusive of service charge) plus VAT (17.5%) or BDS\$15,900 + VAT monthly. Available Q1 2024. The space is offered fully furnished. The cost of utilities is to the tenant's account.

Call us today for more details or to see the offices. (246) 434-9000.

FEATURES & AMENITIES

AC Split	Cable	Excellent Light
Generator	Internet	Near Beach
Photovoltaic System	Smoke Detector	South Coast
Walking Distance to Beach		

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