



## LEARS BUSINESS PARK LOT 16, WAREHOUSE NO. 1



Book your space now! Located within the new Lears Business Park is a large, partly enclosed, three (3) bay facility offering two (2) warehouses both measuring in excess of 4,300 sq.ft., and the third warehouse measuring over 9,900 sq.ft. being constructed. It is hoped that these units will be available come November, 2025 (not guaranteed). Lears Business Park is conveniently located and is in close proximity to Warrens Business Hub and the Barbados Port Authority. Warehouse No. 1 measures 9,925 sq.ft. with the measurement of apx. 123' x 82', with a ceiling height being 24' and an access door measuring 12' wide x 12' high. These warehouses allow for multiple racking should that be desired and each space is finished with two bathrooms. The property itself has off-road parking for containers and vehicles, there is also a 71,000-gallon underground water tank being installed.

It is a **requirement that the first, last and security deposit be paid on signing** totaling Bds\$56,572.50. **Tenants are responsible for all utilities**. Each Tenant will be allowed to place signage in a designated space. This is a great opportunity, great rate, and great location. Don't delay.

Thinking about growth – maybe Warehouse 2, which is 4,300+ square feet can be added to meet your needs – this space is Bds\$8,263.10 per month. Please note these spaces attract a two (2) year lease (minimum) and conditions apply (No mechanic operations).

Now is your time to move. Give us a call or whatsapp – we will answer!

E&OE.

## More Information

Property Reference:	R062
Rental Price:	\$18,858 BBD /month
Rental Notes:	

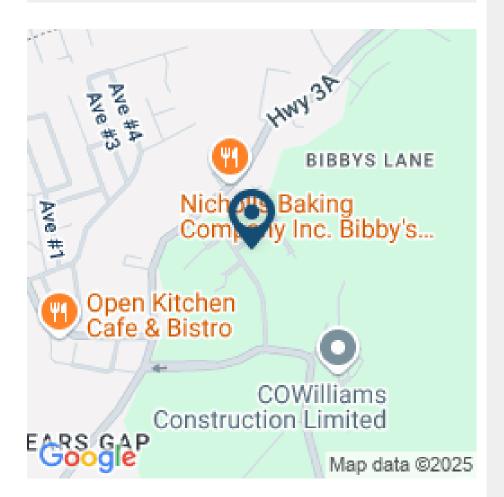
New construction. First, Last and Security payable on signing. Tenant responsible for all utilities. Conditions apply - No mechanic operations. 2 year lease (minimum) applies.

Furnished:

Unfurnished

Amenities:

External Link:



Property Type: Commercial

Bathrooms: 2

Floor Area: 9,925sq. ft

4 Feb 2025