



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

 Saint Michael, Barbados

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