



## CLIFF FACTORY YARD, COMMERCIAL BUILDING AND 2.74 ACRES OF LAND



Saint John, Barbados

This impressive 8,672 sq.ft. commercial building offering reception, office, warehouse and workshop, sits on 2.74 acres of land. It is located in the Factory Yard of Cliff Plantation in St. John and allows its new owners the opportunity for growth. From the carpark to the South, one enters into a separate section or waiting room of which receivables can be easily taken without interrupting the daily flow of other business. The main office is accessed via two solid doors of which a keypad and buzzer are used. On entering this main office, one immediately notices the open space and the combination of led lighting and natural light permeating it. This open office is considered large, it is fully air conditioned, has ceramic tiles and a window to the waiting room with wrought iron and speaker vent. Just off the main office is a private office, also with its own air conditioning and carpeted. This office allows one to have views of the warehouse activities to the North and the exterior to the East should that be required. It is finished with a window to the main office along with a window within its door. Just a few steps away is the Boardroom which is currently being used for other purposes. From here one has direct access to the Warehouse via stairwell. The Boardroom has a window to the warehouse and it too is air-conditioned and finished with ceramic tile. The lunch room and his and her separate bathrooms is conveniently located just off the main office, this space has a window to the North and it is tiled. Towards the North of the building one has a warehouse with pedestrian access and roller warehouse door. Also, within this space is a bathroom facility. There is another large covered area currently being used as a workshop but can easily be converted into a full warehouse. Within this space one has bathroom facilities, lunchroom and changing room for staff. It also boasts of having a further room currently used as a parts department. The property is complete with a chimney which the owners still use and a large diesel tank. The land of the property extends from the building to the North and North-West following the main road separating the Cliff Plantation yard and that of the Factory Yard. Being sold unfurnished, this property is ideal for those expanding their operation and in need of warehousing and space for future development. Look no further. This is your new address. E&OE.

### More Information

**Sale Price:**

\$2,000,000 US

Property Reference:	S011
Amenities:	567sq. ft. of 1st floor, 654 sq. ft. of 2nd floor, 100 sq. ft. of 3rd floor
External Link:	



Property Type:	Commercial
Bathrooms:	4
Land Area:	119,362sq. ft
Floor Area:	8,672sq. ft
Listed:	3 Oct 2022