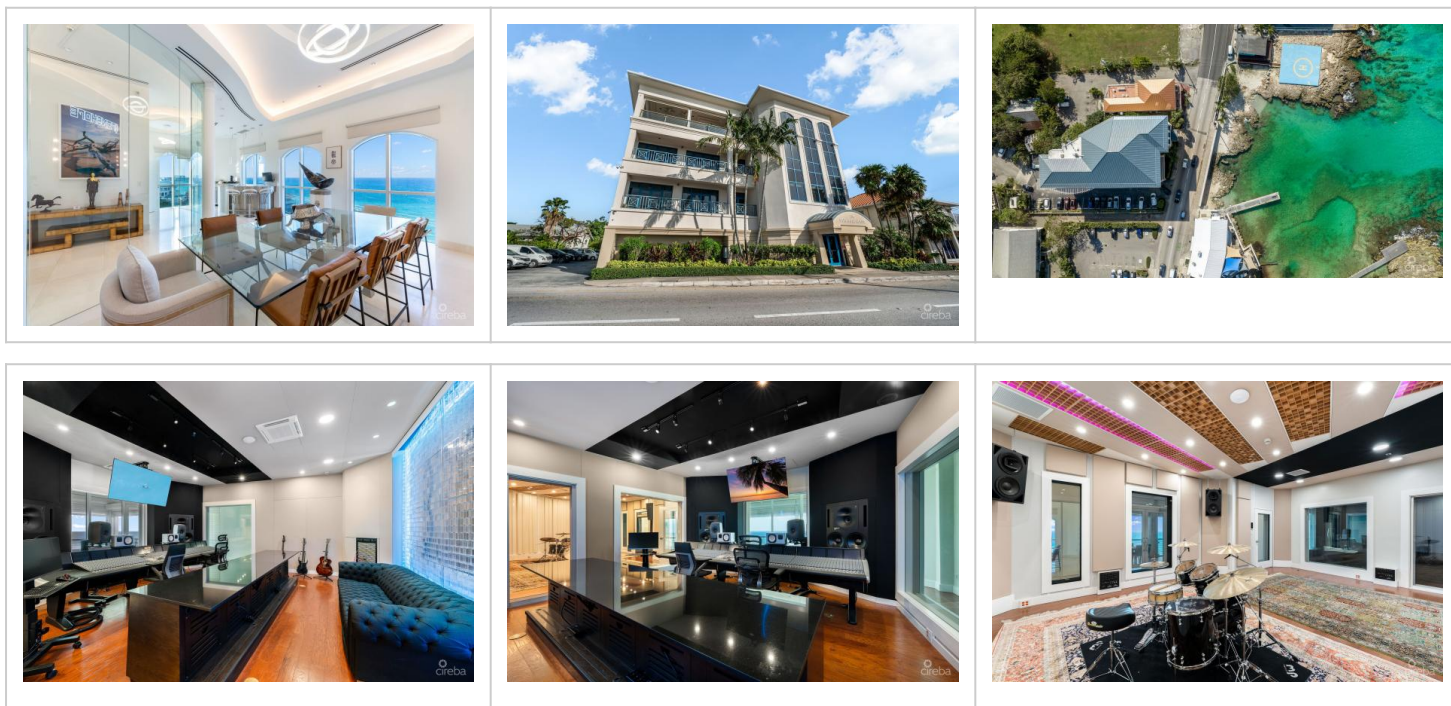


WHITEHALL HOUSE - PRIME COMMERCIAL BUILDING

MLS# 417319 | George Town Centr, Grand Cayman, Cayman Islands

US\$17,500,000



Agent info



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Description

Presenting a rare opportunity to own Whitehall House, a prime income-producing office building on the waterfront in George Town, Grand Cayman. Situated in one of the world's leading financial centres, the Cayman Islands provide a highly sought after tax-neutral and business-friendly environment.

Benefit from a tax efficient investment, not only offering a strong financial return but also the opportunity to own a truly outstanding recording studio on its 4th floor. Additional benefits include the potential to take advantage of the Cayman Islands' innovative Permanent Residence by Investment program.

Whitehall House overlooks the picturesque Caribbean shoreline just north of Grand Cayman's capital. Comprising 4 floors, the building offers a main lobby, private garage and undercover parking on the Ground Floor, various suites of fully leased offices on the 2nd and 3rd Floors, and on the 4th Floor a world-class recording studio, with spectacular penthouse facilities and views to match.

Ironshore Studios on the 4th Floor shines as an oasis for artistic and creative excellence. This state-of-the-art music and sound production facility offers a unique blend of technical perfection and sophisticated design, while exuding tropical allure from the inspirational Caribbean views. The exceptional space provides an unrivalled setting for any music artist, producer, or manager.

The 4th Floor space is truly stunning. Carefully designed to make the most of the unparalleled views and natural beauty, Ironshore Studios will impress even the most sophisticated sound industry professional. The facility is equipped with a world class control room (with SSL Duality 72-channel console), two live rooms, and vocal suite. No expense has been spared in the pursuit of perfection and the ultimate recording environment. However, the space extends significantly beyond the recording infrastructure, to include a bar and lounge, catering kitchen, conference room, executive offices, and ensuite bedroom, most of which enjoy light and airy ocean views. The studio is interconnected by state-of-the-art audio-visual systems, protected by a two stage UPS power backup. This floor was completely refurbished in 2023, to include reinforcement of the building substructure and the intricate acoustic design isolates the studio from external sound.

The studio is housed within one of the best maintained office buildings in the Cayman Islands and is offered as part of the overall Whitehall House investment package. The building is managed by regional property experts BCQS, who are an anchor tenant, alongside other well-respected financial industry, and professional tenants.

The successful purchaser will likely benefit from the excellent appreciation currently experienced in the growing and resilient Cayman Islands real estate market. There are no capital or property taxes other than the initial, on-off "stamp duty" payment to the Cayman Islands Government due at closing.

Constructed in 1997, Whitehall House, comprises approximately 26,888 square feet of gross internal area on a 0.82-acre site. Safely situated at around 8 feet above sea level, the site is zoned for general commercial

Property Features

Type	Status	View	Listing Type
Commercial (For Sale)	Current	Water View	Office
Sq Ft	Block/Parcel	Area	Acres
25000.00	13EH / 192	30	0.82
Year Built			
1997			

Additional Features

Zoning	Foundation	Approx. Water Frontage
Commercial	Slab	114