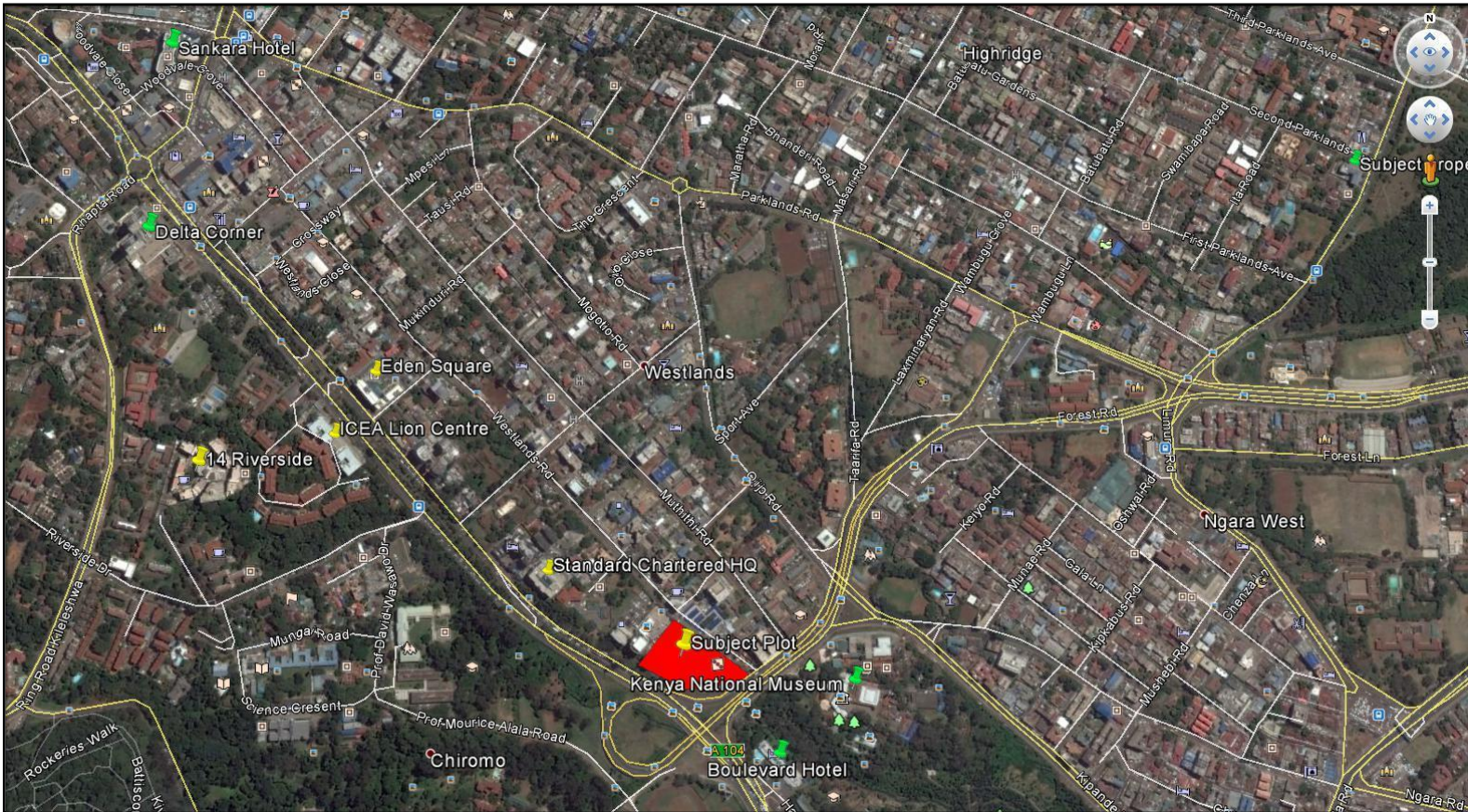


PRIME COMMERCIAL SITE FOR SALE

Westlands, Nairobi



Summary

- Former International Casino along Chiromo/Westlands Road
- LR No.209/7437 totalling approximately 4 acres (1.587 ha) is presently developed with an old commercial building making the property ideal for immediate redevelopment.
- Leasehold title with approximately 44 years unexpired
- City council water, mains electricity and sewage are connected to the property
- For sale by private treaty.
- Viewings strictly by appointment only.

Location

A prime commercial redevelopment site in a strategic location between Westlands and Nairobi's Central Business District. The site has an excellent frontage overlooking Chiromo Road at the Museum flyover approximately 1 kilometre North West of Nairobi CBD.

Westlands is considered one of the major and most popular commercial districts in Nairobi. The area also enjoys close proximity to social and public services as well as Nairobi City Centre.

An Overview of Westlands

Located 3.5 kilometres northwest of the Central Business District Westlands has become one of the prime and desirable locations for major corporations, international organizations NGOs and professional services. It was the first out-town centre hit by the trend towards decentralization of the Nairobi office and retail market. The office market in Westlands has been enjoying moderate and consistent growth in commercial and residential development since the 1990s.

Westlands as a Commercial Centre

Westlands was traditionally a suburban shopping district centred around the likes of Sarit Centre, The Mall and Westlands Square. More recently it has become a major office destination and now comprises over 4.5 million square feet in modern office buildings. The occupiers who have been attracted to Westlands are diverse and includes; private companies, multi-national and international organizations. A number of major Banks have their headquarters along Chiromo Road and Waiyaki namely; Standard Chartered Bank, GT Bank at Sky Park, Prime Bank, Chase Bank and Barclays Bank.

Telkom giant Safaricom occupies three buildings along Waiyaki Way. Major accounting firms have also moved from the CBD including PWC, KPMG, Deloitte & Touche and PKF. Insurance firm ICEA Lion at their new headquarters along Chiromo road and AIG at Eden Square. There is also the emergence of 5 star hotels such as Villa Rosa Kempinski, the Sankara, and Southern Mayfair. Some of the ICT companies located in Westlands include LG Electronics, Samsung, Oracle, Google, Nokia Siemens and local firm Access Kenya. Oil exploration company Tullow Oil also have the offices in Westlands. As a result Westlands has become a prime commercial centre of Nairobi.

Site Summary

A prime re-development site, imposing location highly visible along Uhuru Highway and from the Museum Overpass. The site is regular in shape with a building housing three entertainment establishments. A larger percentage of the property is current used as temporary parking where motorists pay daily rates to use the facility. The site has access from two roads namely Chiromo Road and Westlands Road.



Proposal : We have been instructed to seek offers in the region of Kenya shillings Two Billion Six Hundred Thousand (Ksh 2,600,000,000) exclusive of VAT.

For more information and to arrange an inspection contact:

Anthony

+ 254 727 099 364

Fred Opiyo

+254 720 760 775

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank Kenya Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank Kenya Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4.** Neither Knight Frank Kenya Limited nor the vendor of the property accepts responsibility for any error these particulars may contain however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to the correctness
- 5. VAT:** All terms quoted are exclusive of VAT.