

Nalukolongo Industrial Area



2024

Providing occupiers and investors a highlight of the developing industrial trends within Nalukolongo Industrial Area.

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Introduction



Aerial photo of a section of Nalukolongo Industrial Area

BACKGROUND

Located in the Rubaga suburb, the industrial area is within an industrial zone, just 5.5km West of Kampala's Central Business District along Kampala-Masaka Road. The surrounding area comprises low to middle income residential homes, cooperate offices, retail and wholesale businesses. In a bid to gain a better understanding of the Nalukolongo industrial area, Knight Frank Uganda has carried out a market study of the area focussing on the location evaluation, planning requirements, industrial trends, target business clusters, rental levels, land prices, types of leases used.

METHODOLOGY AND DATA SOURCES

In conducting the market study, we utilized both primary and secondary sources of data. Primary data was gathered through in-depth key informant interviews with business owners and residents in the industrial area, as well as through direct observation. The interviews aimed to understand the specifics of the industrial area, current business trends in the Nalukolongo industrial sector, and market segmentation. Secondary data sources included both published

and unpublished materials, such as publications from private and government bodies, the Knight Frank database, newspapers, and reports from various associations related to the real estate industry.

1.3 KEY ISSUES



FIT FOR PURPOSE (FFP)

Is the proposed industrial park appropriate for the intended purpose?



DEMAND & SUPPLY

Who is demanding?
Occupancy rates?
Construction trends?
Supply trends?



PRODUCT OFFERING

- Types of warehouses
- Number of warehouses
- Complementary amenities



MARKET SENTIMENT

- Who is the targeted market?
- Affordability

Source: Knight Frank Uganda

1.4 DATA SOURCES

PRIMARY	SECONDARY
Personal Inspection of the business area	Online websites
Key Informant Interviews with property managers, business people, and residents in the area.	Knight Frank Uganda Database
Knight Frank Uganda Database	National Physical Planning Standards and Guidelines.

Source: Knight Frank Uganda

Overview

Nalukolongo Industrial area is situated in Rubaga Division, 5.5km West of Kampala Central Business District along Kampala-Masaka Road. The industrial area is adjacent to residential homes, corporate offices, retail and wholesale shops, and Nalukolongo market. It borders densely populated areas such as Nateete, Ndeeba, Mutundwe, and Kabusu. The industrial area is predominantly occupied by businesses in the manufacturing sector and is almost fully occupied.

PARAMETER	DESCRIPTION
Location	Nalukolongo Industrial Area, Rubaga Division-Kampala City. Google Coordinates: 0°17'34"N32°33'39"E
Topography	The industrial area is situated in a large valley below the Mutundwe and Rubaga hills. The gentle slope of the area makes it suitable for industrial development. However, it extends into the Lubigi wetland making it susceptible to flooding during heavy rains.
Total Size of the industrial area	337.15 Acres (1,364,381.33 square meters)



A section of Nalukolongo Industrial Area showing industrial developments

Drainage	The sloping gradient of the industrial area allows for good natural drainage. However, the majority of the area is situated in a valley, which makes it prone to flooding during heavy rains.
Accessibility	The Industrial area is located 5.5 km from the City Centre. Access is via Mengo Palace, taking Lubiri – Ring Road for approximately 476 meters, followed by a left turn onto Rubaga Road for 452 meters. A subsequent left turn onto Nabunya Road covers 288 meters before a right onto Kabusu Road, which extends 1,182 meters to the industrial area. The access road is fully tarmacked.
Visibility:	The industrial area is situated in a wide, expansive valley and enjoys three frontages: one facing Kampala – Masaka Road, another facing Wankulukuku Road, and the third facing Nalukolongo Road. All these frontages are accessible via tarmacked roads.
Development Status	The industrial area is largely developed and currently occupied by various manufacturing entities leaving limited space for expansion. However, ongoing construction projects, such as new warehouses and a business park by developments like Ambitious Construction Company Ltd. are underway.
Neighbourhood description	The immediate neighbourhood surrounding the industrial area includes residential houses, corporate offices, other industrial developments, recreation centres, retail and wholesale shops. On the surrounding hills to the West and Northwest, are middle-income housing developments consisting of bungalows and apartment blocks. To the North and East are retail, corporate offices, recreation centres, Nalukolongo market, and other commercial facilities.

<p>The neighbourhood.</p>	<p>The neighbourhood comprises various uses including:</p> <ul style="list-style-type: none"> • Low and middle-income dwellings • Corporate offices • Other industrial developments • Retail and wholesale shops • Places of worship • Education institutions • Restaurants • Hotels, lodges and motels <p>There are a few vacant plots within the industrial area, suggesting potential for future development in industrial uses. The immediate neighbourhood indicates a mix of residential, commercial, and retail uses.</p>
<p>Demand Drivers</p>	<p>There is a notable demand for rental warehouses in nalukolongo, particularly from manufacturing, construction, and agro-processing firms.</p> <p>There is an emerging demand for cold chain warehouses driven primarily by agro-processing firms. Currently, Ambitious Construction Company Ltd. is constructing modern warehouse units, including the development of a business park known as Yogi Business Park, which will encompass over 63 warehouses.</p>
<p>Zoning</p>	<p>Industrial zone</p>
<p>Utilities</p>	<p>The industrial area is well-connected to the main power grid and public water systems. However, the sewer system in the area is inadequate, particularly considering the incorporation of a nearby slum area both within and outside the industrial zone. Improved sewer infrastructure is needed to mitigate environmental damage. Additionally, most feeder roads within the industrial area are unpaved and poorly maintained. Addressing these road conditions is crucial to reducing transportation costs and minimizing the impacts on production expenses.</p>

Source: Knight Frank Uganda



Overview of the Nalukolongo Industrial Area

FOUNDER'S VISION.

The Nalukolongo Industrial Area was established in the early 1990s as part of a strategic initiative by the Kabaka of Buganda and the Buganda Land Board (BLB) to promote industrial growth and economic development in the region. The vision for this industrial area is to lease land to capable industrial investors, generating income for the kingdom while contributing to the broader industrial development of the Buganda region, Kampala, and Uganda as a whole. The primary goal is to stimulate economic growth and create employment opportunities, particularly for the youth and women. The landowners are committed to ensuring the land is used efficiently and sustainably, balancing industrial expansion with environmental protection to avoid ecological degradation.

RESIDENT'S VISION

The residents of Nalukolongo, particularly the youth, are hopeful for the employment opportunities that the industrial area can offer, providing them with a stable income and a better quality of life. However, they have significant concerns about potential environmental impacts, including land and air pollution from industrial activities. The community expects industrial firms to implement strong measures to mitigate these negative effects, ensuring that development benefits do not come at the cost of environmental health.

SITE CHARACTERISTICS

- Gently sloping terrain leading into a broad valley.
- Presence of small-scale retail businesses, wholesale businesses, corporate offices, and recreational centers.
- Mixed residential landscape with middle-income households on

surrounding hills and low- income households within the industrial area.

- Challenges posed by open sewage channels.
- Diverse industrial sectors including manufacturing, agro-processing, construction, and metal fabrication.
- Well-developed road infrastructure with expanded roads and street lighting.

NEIGHBOURHOOD AMENITIES

The Nalukolongo Industrial Area where Nalukolongo Industrial Area is located dates back to the early 1990s, primarily hosting warehouses occupied by manufacturing, construction, and agro-processing firms. Many of these warehouses have seen little to no maintenance or expansion over the years. However, recent years have witnessed a transformation in the area, with the development of modern warehouses suitable for ones such as cold chain refrigeration and showrooms. Notable establishments include Rubis Energy headquarters, restaurants, bars, places of worship, Nalukolongo market, Wankulukuku stadium and private schools among others.

The steady development in the Nalukolongo Industrial Area has positively impacted the neighbouring areas of Mutundwe, Kabusu, and Nateete. The land market in the area has consistently appreciated, with most land acquisition geared towards industrial development. Currently, industrial land prices in the Nalukolongo Industrial Area range from UGX. 800 million to UGX. 1 billion per acre depending on location and other property-specific factors.

ROAD NETWORK

A well-developed road network significantly boosts demand for industrial space. Most proprietors seek locations with easy access to good road infrastructure, and they often establish operations in areas where this access is already developed. Nalukolongo is particularly notable for this advantage, on account of its strategic location and proximity to a robust transport network. The industrial area is accessible via three tarmacked roads; one facing Kibuye-Nateete Road, another facing Wankulukuku Road, and the third facing Nalukolongo Road further enhancing its appeal for industrial development. However, most feeder roads within the industrial area are unpaved and poorly maintained which could potentially increase transport costs.

PUBLIC TRANSPORT

In Kampala District, public transportation is primarily characterized by 'taxis' and 'boda bodas' (motorcycles). The site is accessible by public transport means, including 'boda bodas' and taxis, which are commonly used by workers in the various industries within the industrial area.

ZONING ANALYSIS

Nalukolongo Industrial Area strictly adheres to the National Physical Development Plan (NPDP). The permitted uses within this zone are determined through a comprehensive approval process overseen by the Kampala Capital City Authority (KCCA). This process ensures that all developments meet specific criteria and align with the area's industrial characteristics, promoting sustainable and organized growth.

Industrial development guidelines.

According to the National Physical Planning Standards and Guidelines, industrial development designs should consider the following;

- Every industrial plot must have direct vehicular access and frontage onto an industrial service road.
- Industrial buildings must be constructed of permanent materials.
- Buildings may cover up to 60% for the light industrial zones, 30% for the medium-scale industrial zones, and 25% for the heavy industrial zones.
- The front elevation of any building should generally be a minimum of 10 m back from the front boundary of the plot in all categories of industrial developments.
- A minimum side building of 3-5m must be observed to allow sufficient space for maintenance of buildings, and access to septic tanks or other utilities.
- Industrial plots will normally be enclosed by means of boundary walls, fences or hedges for security and screening purposes. These will usually be restricted to 1.8 m in height and shall not obstruct a street sight line.
- The front of any industrial plot must be landscaped for amenity reasons. This shall apply whenever any proposed building or development activity requires the submission of a Site applications or a Special Permit application.
- No residential or sleeping accommodation shall be permitted on industrial areas.
- Offices will not be permitted on industrial plots where they are ancillary to the main industrial use.
- Retail outlets will not be permitted on industrial plots except where they are ancillary to the main industrial outlets.
- Sufficient parking spaces shall be provided to accommodate motor and other vehicles of all occupants, employees, and persons normally visiting any building or premises at any one time.

Rationale for industrial development within the Nalukolongo Industrial Area

From a market perspective, the setting up of an industry within the Nalukolongo Industrial Area is grounded on the following factors:-

- Nalukolongo Industrial Area possesses superior attributes ideal for a large-scale industrial project. It enjoys extensive frontage, excellent visibility, and ample space to accommodate a substantial industrial establishment.
- Easily Accessible from various road networks.
- Relatively good power and telecoms networks
- Flexible building design which can be scaled up or down as the need arises
- High eaves height of over 7 metres
- 24/7 Security and surveillance.

Nalukolongo Industrial Area where Nalukolongo Industrial Area situated is a fast-growing industrial area. The area has emerged as a favourable location to both local and multinational industries mainly in the manufacturing, construction, and agro-processing sectors due to its proximity to the city centre and relatively affordable land compared to other industrial areas.

Key demand drivers

The primary market area refers to the geographic region that a proposed industrial development aims to serve. It encompasses targeted market segments and nodes with similar features and amenities, closely linked to topography, services, and community facilities.

To assess the market demand for the proposed industrial development, an analysis focused on understanding the preferences of the target market was done. This included insights into preferred locations, types of industrial properties, and desired amenities. Nalukolongo Industrial Area is predominantly occupied by manufacturing, agro-processing, and construction industries. Its proximity to the city center enhances its appeal as a desirable industrial hub.

The big drivers for growth in warehousing demand are generally consumption and manufacturing, coupled with the emergence of the e-commerce sector. The projected new trend that will come with the growth of e-commerce will be the increased need for inner-city delivery facilities and distribution centres that complement the demand from the nodes on the periphery of the city centre.

Factors influencing location choice

- Access to major transport infrastructure
- Future infrastructural plans for a particular node
- Proximity to consumers
- Co-location in proximity to other similar businesses
- Proximity to the airport, sea ports, rail roads
- Proximity to other amenities
- Accessibility by both public and private transport

Factors affecting Premise choice

- Attractive rental rates as compared to similar premises
- Flexible lease terms
- High quality of space
- Environmental and sustainability parameters
- Flexible space
- Availability of room for expansion
- Sufficient operation/eaves height
- Location
- Yard depth that allows for easy manoeuvrability, turning, loading and offloading
- Sufficient parking
- Internet access
- Size of premises



Outline of Wankulunkuku Road with adjacent view of Nalukolongo industrial Area.



World Food Programme Warehouse - Nalukolongo

Table 2: Existing Suurounding Occupiers

Offices	Hotels, recreation and Shopping Centres	Oil and Gas Stations	Places of Worship	Schools
<ul style="list-style-type: none"> • Brac Uganda – Kabuusu • Global Fleet Base • Rubis Energy Uganda – Country Head Office • Uganda Red Cross Society – Head Office • UMEME Offices - Nateete 	<ul style="list-style-type: none"> • Akutano Hotel • Sparkle Recreation Centre • Sydney Hotel • Palm Gardens • Nalukolongo Market • Stedet Business Centre • Hot Pan Restaurant • Nateete Business Centre • Mutesa II Stadium Wankulukuku 	<ul style="list-style-type: none"> • Rubis Energy Uganda • TotalEnergies Kabuusu • Stabex Mutundwe • Hass Petro Nyanama • TotalEnergies Wakaliga 	<ul style="list-style-type: none"> • Lubaga Cathedral • Mapeera- Nabunnya Pilgrimage Centre • Miracle Centre Cathedral • Mutundwe Christian Fellowship • Rubaga Mosque • Sanctuary of Hope Church Kabowa • Ebenezer Heaven Gates Ministries • St. Charles Lwanga Mutundwe Catholic Parish • St. Stephen Church Kabowa Parish, C.O.U 	<ul style="list-style-type: none"> • Kampala City Grammar Nursery School • Nkumba University – Kampala Campus • Chosen Generation Junior School, Wankulukuku • Mutesa II Memorial School, Mutundwe • Victory High School, Kabusu • Trinity Children’s Centre- Kabowa • Glory Fields Kindergarten • Kenwill Junior School

Source: Knight Frank Uganda

Table 3: Operational Industries within Nalukolongo Industrial Area

Industry	Sector	Products/ Services
United Nations World Food Programme (WFP), Kampala Regional Warehouse	Logistics	Logistics Trucks, Grains
Aponye Uganda Ltd – Head Office	Agro-processing	Maize flour, Sugar, Salt, and white grain rice.
Ntake Bakery	Manufacturing	Cakes, Bread, Paper Recycling
Ambitious Construction Company Ltd.	Construction	Architectural Design, Road Works, Build Designs, Bridges and Drainage Systems, Metal & Wood Works, and Furniture
Mulwana Metal Works	Metal Fabrication	Metal Works
Parayosha Enterprises Ltd	Manufacturing	Aluminium doors, Windows, structural glazing, shower cubicles, aluminium windows.
Nalukolongo Railway Workshop	Construction	
Jolems Food Factory	Agro-processing	Biscuits (Ginger, digestive, glucose)
Hamilton Industrial Park	Manufacturing	Warehouses to let
Reliable Engineering and Décor Ltd.	Metal Fabrication	Metalworks (Doors, windows, chairs)
Korica Uganda Ltd	Transformer Manufacturing	Transformers
Nalukolongo Ice Plant	Ice Production and cold storage	Ice flakes, Ice blocks
Bukoola Chemicals Industries	Chemical Manufacturing	Herbicides, Fertilizers, Insecticides
Teclab Limited	Engineering and Manufacturing	Geotechnical investigations geophysica surveys, and Construction materials
Rainbow Pavers	Construction	Pavers
Mutundwe Power Plant	Power Generation	Power Generation
Alfill Construction Materials	Construction	Waterproofing material, tiles adhesive, white cement, mirage, gypsum.
Mulwooza Construction and Engineering Company	Construction	Commercial Building Construction,
Nepta Engineering	Construction	Building Construction

Source: Knight Frank Uganda



Rubis Energy Nalukolongo

Factors influencing market demand include economic growth, regulatory jurisdictions, and infrastructure improvements. These elements shape the attractiveness of the industrial area for potential investors and businesses seeking strategic locations. Analyzing these factors helps in identifying opportunities and potential challenges that could impact occupancy rates and rental yields within the industrial sector. By understanding the preferences and economic drivers of the target market, stakeholders can make informed decisions regarding investment, development strategies, and market positioning within the Nalukolongo Industrial Area.

THE CATCHMENT AREA

The primary catchment area for the subject site is Rubaga Division. Rubaga Division, within which, Nalukolongo Village (where the industrial area is located) is one of the five divisions of Kampala.

Administratively, it is comprised of 13 parishes which include; Kabowa, Busega, Lubia, Najjanankumbi I, Namirembe, Rubaga, Lungujja, Najjanankumbi II, Nateete, Kasubi, Mutundwe, Nakulabye, Ndeeba and 949 villages.

Many of the parishes in the Rubaga division have a combination of retail, commercial, industrial, low and middle-income settlements. The division is politically headed by a Mayor and an Urban Council whilst the technical team is headed by the Town Clerk.

The Division has a projected population of 456,000 people in 2024. It is projected that by 2030, the population will be over 490,000.1

TARGET BUSINESS CLUSTERS

In Nalukolongo Industrial Area, the focus is on attracting a diverse array of business clusters that capitalize on its strategic advantages.

Key targets include manufacturing, encompassing sectors like food processing, plastics, chemicals, and metal fabrication, which leverage the area's industrial infrastructure and logistical connectivity.

Agro-processing firms also find a home here, benefiting from proximity to agricultural sources and access to urban markets. Additionally, logistics and distribution centers thrive due to expanded road networks and modern warehousing facilities. Construction and engineering companies are drawn to Nalukolongo for its supportive environment and opportunities for infrastructure development. Emerging sectors like renewable energy and environmental technologies are poised to grow, driven by increasing demands for sustainable practices. With a mix of existing industries and ongoing developments, the Nalukolongo Industrial Area offers a dynamic ecosystem conducive to innovation, growth, and strategic business expansion.



Some of the products from Nalukolongo industrial area

POTENTIAL TENANTS

Potential tenants for industrial space in the Nalukolongo Industrial Area include manufacturing companies focusing on food products, plastics, chemicals, wood, and metal works, along with agro-pro-

cessing and construction firms. Logistics and distribution centers, as well as construction and engineering companies, would also benefit from the area's infrastructure and industrial synergy.

RENTAL PRICES

The average passing rental rate for industrial space in Nalukolongo Industrial Area ranges between \$4- \$5 per square meter. However, most industrial properties are owner occupied.

Comparative advantage of Nalukolongo industrial Area.

STRATEGIC LOCATION

Nalukolongo Industrial Area is only 5.5 km from the city centre, offering quick and easy access to Kampala's central business district. This proximity is important in reducing transportation costs and improving logistical efficiency for businesses operating in the industrial area. Additionally, Nalukolongo is well-connected to multiple tarmacked roads and enjoys a triple frontage i.e. Kampala Masaka Road, Wankulukuku Road, and Nalukolongo Road enhancing its accessibility for heavy and frequent transportation needs.

EXISTING INDUSTRIAL DEVELOPMENT

The industrial area where Nalukolongo Industrial Area is located is already home to various manufacturing and agro-processing firms like Aponye Uganda Limited, indicating a well-established industrial environment. This existing industrial development can attract new businesses seeking a robust industrial ecosystem.

The ongoing construction of more warehouses and industrial business parks like Yogi Business Park signifies growth and investment potential in the area as well.

MARKET DEMAND

There is significant demand for warehouses for rent in the area, particularly from manufacturing and agro-processing firms. The existing demand provides a ready market for new industrial developments. There is an upcoming demand for smart warehouses with unique amenities like Cold chain refrigeration mainly by agro-processing firms. This can as well be a unique selling point and investment opportunity for upcoming industrial developments targeting agro-processing firms.

VISIBILITY AND FRONTAGES.

Nalukolongo Industrial Area benefits from three frontages facing major roads i.e. Kibuye-Nateete Road, Wankulukuku Road, and Nalukolongo Road, enhancing its visibility and accessibility.

The site's high visibility is capable of attracting more businesses looking for prominent locations.

UTILITIES AND INFRASTRUCTURE.

The industrial area is well-connected to the main power grid and public water systems, ensuring reliable utility services for industrial operations.

NEIGHBOURHOOD SYNERGY

The Nalukolongo Industrial Area neighbourhood comprises densely populated low to middle-income housing, retail, and commercial facilities, providing a mixed-use environment that can support industrial activities. The nearby residential areas of Nateete, Kabuusu, and Kibuye can offer a readily available labour force, reducing recruitment challenges for businesses in the industrial area.

Table 5: Competitive set of Industrial**Parks in and around Kampala.**

S/N	Name	Location	Operational Industries	Business Sectors represented	Size (Acres)
1	The Kampala Industrial and Business Park (KIBP)	Namanve (11km East of Kampala)	71 (151 projects in the pipeline)	Agro-processing, Mineral processing Pharmaceutical, Tourism, Wood processing, Light and Heavy Manufacturing.	2,200
2	Luzira Industrial and Business Park.	Nakawa, Kampala (5km East of Kampala)	10 (2 projects in the pipeline)	Pharmaceuticals, Agro-processing, Wood processing, Light Manufacturing	70
3	Bweyogerere Industrial Business Park	Wakiso District (10 km North East of Kampala)	8 (2 projects in the pipeline)	Pharmaceuticals, Agro-processing, Warehousing, Logistics, Light Manufacturing	50

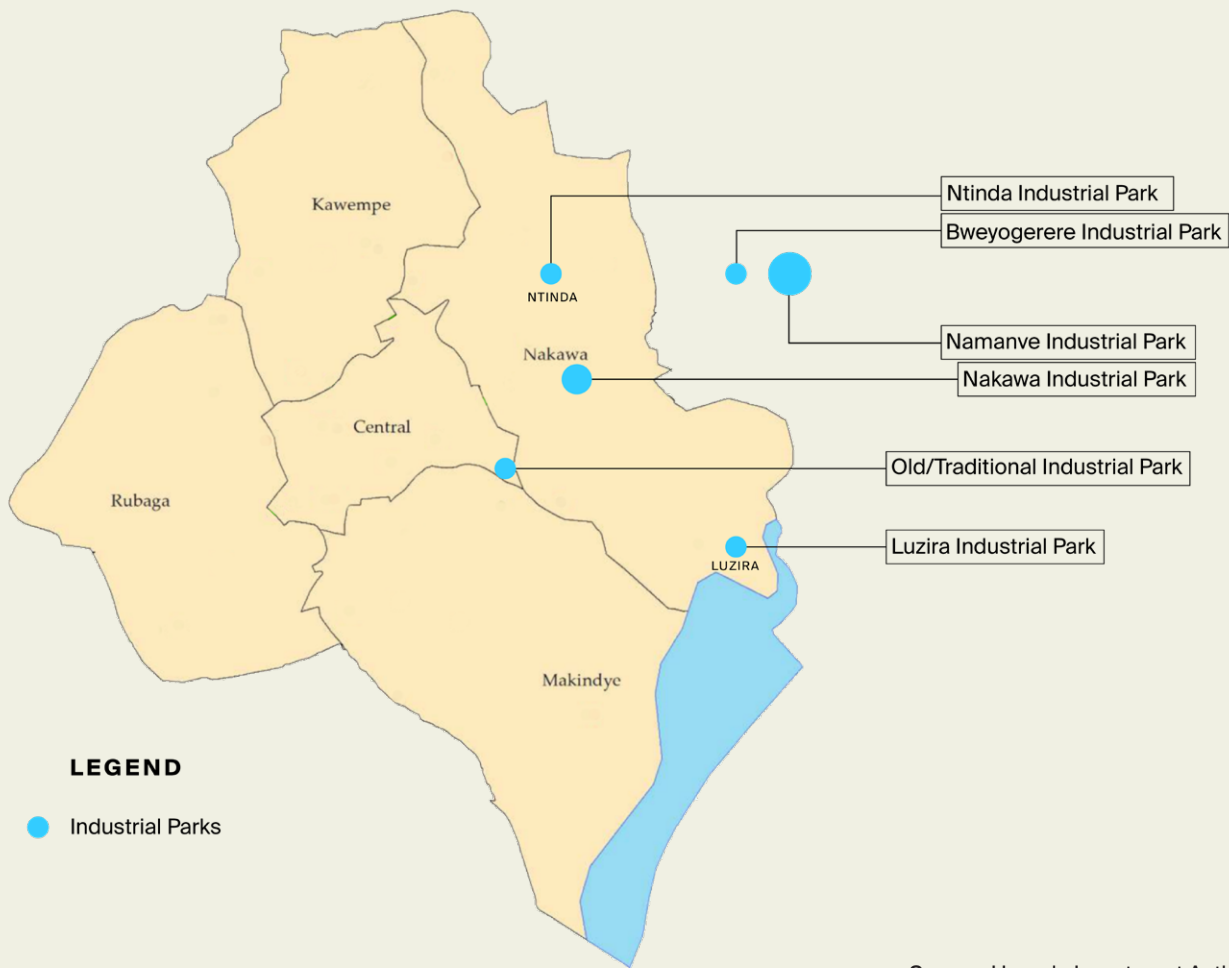
Source: Uganda Investment Authority (UIA)

Table 6: Other Industrial Parks being developed Outside Kampala.

S/N	Name	Location	Status	Target Sectors	Size (Acres)
1.	Jinja Industrial and Business Park	Kagoga (11 km from Jinja City Centre)	Master Plan and EIA studies complete	Textiles, Pharmaceuticals, Steel Processing processing, Grain Milling, Vegetable Oil industries, Leather processing	182
2.	Lugazi Industrial Park	Lugazi (Along Kampala- Jinja Highway)	Master plan complete	Agro-processing, Pharmaceutical, Tourism, Wood processing, Light and Heavy Manufacturing	150

Source: Knight Frank Uganda Database

Figure 12: Location of Major Industrial Parks in Kampala



Source: Uganda Investment Authority

INDUSTRIAL PARKS

There are three industrial parks within Kampala,

I.The Kampala Industrial and Business Park (KIBP) located in Namanve along Kampala-Jinja Road

II.The Luzira Industrial and Business Park

III.The Bweyogerere Industrial Estate

These Parks are under the direct management and oversight of the Uganda Investment Authority.

Summary of other Industrial Parks in Kampala.

The Kampala Industrial and Business Park (KIBP)-Namanve

With over 2,200 acres of land, Kampala Industrial and Business Park (KIBP) is significantly larger than Nalukolongo Industrial Park and has substantial vacant industrial land. This offers more space for larger-scale industrial operations and expansions.

The diversity of industries currently present in KIBP makes it a more attractive option for businesses seeking synergy and collaboration opportunities. More so, KIBP has an improved inner road network.

While KIBP boasts larger land and diversity, Nalukolongo Industrial Area's proximity to Kampala city center and less traffic congestion offers lower transportation costs and better logistical efficiency, complemented by a vibrant ecosystem of amenities and ongoing infrastructure improvements.

Luzira Industrial and Business Park-Nakawa.

Situated 5km East of Kampala City Centre, Luzira Industrial Park is closer to Kampala City Centre compared to Nalukolongo, enhancing its accessibility and attractiveness for businesses that need quick access to urban markets. Its proximity to the city centre ensures

better access to urban infrastructure and services including transportation, utilities like a stable power connection, improved sewer systems, and a skilled workforce. The park's specialization in high-demand sectors like pharmaceuticals and agro-processing caters to specific market needs, making it attractive for targeted industries looking for specialized facilities.

Despite Luzira Industrial Park's specialized facilities and closer proximity to Kampala, Nalukolongo Industrial Area offers significant advantages with its diverse industry presence and ongoing infrastructure enhancements. Its vibrant ecosystem of amenities, including corporate offices and recreational facilities, combined with competitive rental rates, make it an attractive choice for businesses seeking a balanced industrial environment.

Bweyogerere Industrial Business Park - Wakiso

The park's focus on logistics and warehousing meets the rising demand for storage and distribution facilities, making it an attractive option for businesses in these sectors.

Positioned 10km northeast of Kampala, Bweyogerere Industrial Park is relatively accessible as well.

While Bweyogerere Industrial Park meets the rising demand for logistics and warehousing, Nalukolongo Industrial Area stands out with its robust support infrastructure, including well-maintained roads and street lighting, and a vibrant mix of small-scale retail businesses and diverse industries. This blend of infrastructure and economic activity creates a dynamic industrial environment that supports business growth and community development.

LEASING TERMS

Industrial properties are generally let on full repair and insuring terms. Under this scenario, landlords are generally responsible for the external maintenance of the building and maintenance of the common parts.

Tenants are generally responsible for looking after the space they occupy as well as ensuring they are not a nuisance to other occupants of the building.

Furthermore, tenants are also responsible for payment of electricity charges associated with the space they occupy. Water charges are the responsibility of the landlord.

Water charges however some instances maybe paid by the tenant in instances where the tenant's nature of the business requires the use of water regularly. This is an exception to the general rule.

Conclusion

Nalukolongo Industrial Area presents a compelling opportunity for industrial development and investment. Its strategic location near Kampala city center ensures efficient logistics and reduced transportation costs.

The park's consistent development over time, with modern warehouses and improved infrastructure, enhances its appeal to a diverse range of industries in various sectors. The presence of nearby amenities, such as retail and wholesale shops, corporate offices, recreational facilities, and places of worship, creates a vibrant industrial ecosystem. With a strong demand for industrial space evidenced by high occupancy rates, Nalukolongo Industrial Area is well-positioned for significant growth, making it an attractive destination for investors looking to capitalize on the region's economic potential.

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