

PRIME INDUSTRIAL PROPERTY FOR SALE

L.R. 209/7139 , LIKONI ROAD, INDUSTRIAL AREA,

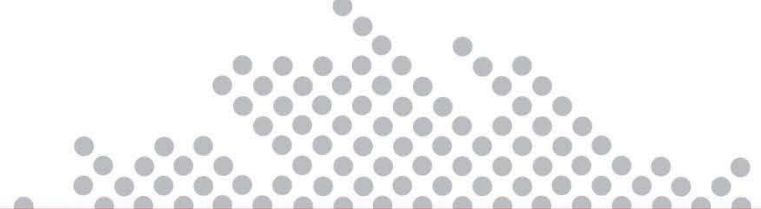
NAIROBI , KENYA

SALE PARTICULARS



PROPERTY FACT SHEET

broll



PROPERTY DETAILS/ FACTS..

Location: The property is located along Ol-kalou road which is off Nanyuki Road within Nairobi's industrial area

The Plot : Regular shaped, level plot whose boundaries are partly marked by building lines and partly chain link

Area: 1.48 Ha or 3.58 acres approximately

Zoned User: Commercial/ Industrial

Title: Leasehold title for a term of 99 years from 1st January 1989 with an annual ground rent of Kshs. 25,000 per annum

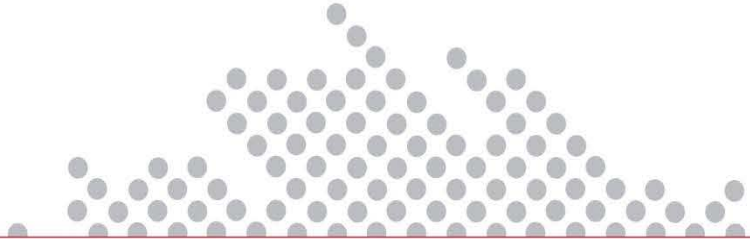
Tenancy: The property is currently owner occupied

Gross Lettable Area:
The built up area is approximately 78,844 sq ft

Services: All mains are connected to the property. Both Ol-Klou road and Nanyuki road are tar surfaced

Development: The plot is currently developed with a double storey office development and several interlinked warehouses . Externally, the buildings are constructed with natural stone, plastered and painted, with some having windows that are glass in aluminium casements and IT4 sheets / concrete slab roof. The parking and driveway is cabro paved

ADDITIONAL PROPERTY PHOTOGRAPHS



ADDITIONAL PROPERTY PHOTOGRAPHS..

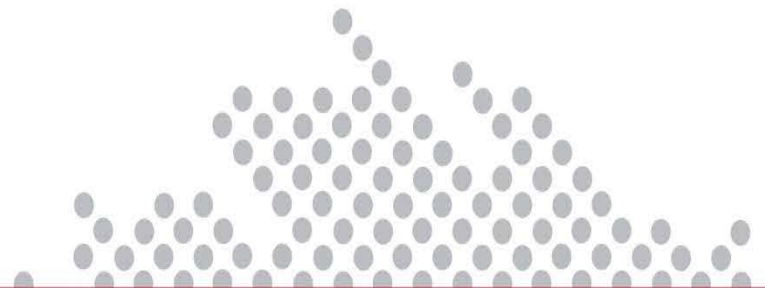


The above photographs show selected parts of the property as they appeared at the time they were taken

This is a prime expansive industrial property in the heart of Nairobi's main industrial area, whose developments are in a good state of repair and decoration.

Properties similar to this are rare in the industrial area creating a high demand for such a property

Offers are hereby invited for the purchase of this property.

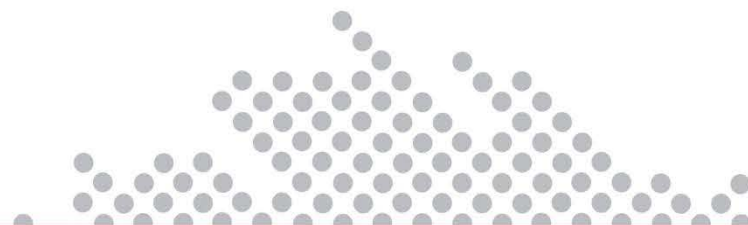


TERMS & CONDITIONS FOR SALE

- The property is on sale by way of private treaty and offers are therefore invited to reach us on or before **5th December 2017**
- All offers are invited. They should be addressed and delivered to
BROLL KENYA LIMITED
GROUND FLOOR, WESTLANDS OFFICE PARK, ACACIA BLOCK,
WAIYAKI WAY, NAIROBI. Attn: Sheila Muasya
- It shall be understood that the party/parties shall have inspected the property and familiarized themselves with its condition. It shall also be understood that the party/parties have agreed to purchase the property in its current condition and that the vendor shall not be called upon to complete, repair or improve any portion of the buildings, site works or any other developments within the premises.

TERMS & CONDITIONS FOR SALE Cont..

- Each potential purchaser is entitled to conduct their own due diligence on the property, at their own cost and we shall provide any information reasonably requested in relation to the property that is within our possession.
- Viewing of the property is strictly by appointment through our office (Contact: Sheila)
- A complete offer shall contain :
 - The proposed Purchase price
 - The proposed mode of payment including the payment terms
 - A bank reference letter indicating the capability to complete the transaction
 - Copies of company Certification of Incorporation and PIN Certificate



LOCATION MAP..



Contacts

Kindly contact the undersigned for any further discussions/ queries and for viewing arrangements

Sheila Muasya

smuasya@broll.co.ke

Westlands Office Park - Acacia Block,
Ground Floor, Waiyaki Way, Westlands,
Nairobi – Kenya

Office No.: +254 712 668 448

Cell No.: +254 726 710 199/ 735 327 228

