



PRIME PROPERTY FOR SALE

L.R NO. MN/V/1669 & MN/V/1519,

MOMBASA ROAD, JOMVU AREA, MOMBASA
CITY, KENYA

SALE PARTICULARS



PROPERTY **FACT SHEET**



PROPERTY DETAILS/FACTS



Location: The property is located along the Nairobi-Mombasa Highway in Jomvu Area , within Mombasa City County. The property lies next to Kenol Petrol Station Jomvu. The Moi International Airport and Standard Gauge Railway Terminus are approximately 7 kilometers and 5 kilometers respectively, from the property.

The Property : The property is developed on two contiguous pieces of land, enclosed with a combination of concrete precast walling topped with electric fence and razor.

Total Area: 1.654 Ha or 4.088 acres approximately
1. L.R. No. MN/V/1669: 1.144 ha/ 2.827 acres approx.
2. L.R. No. MN/V/ 1519: 0.5103 ha/1.261 acres approx.

Zoned User: Light Industrial

Titles:
This a freehold and leasehold property registered under the name of Kuehne + Nagel Limited.
L.R. No. MN/V/1669: Freehold
L.R. No. MN/V/ 1519: Leasehold for 99 years from 1.4.1992

Gross Lettable Area:
The property has a built up area of approximately **64,982 sq ft** comprising of an office block, warehouses, ancillary buildings and parking facilities.

Services:
Mains water and electricity services are connected to the property. A septic tank is also available for drainage.

Tenancy:
The property is currently fully occupied. It is however on sale on a sale and partial leaseback basis.

Commentary:
This is a prime industrial property with an office block, warehouses, ancillary buildings and parking. The property is within the industrial area of Jomvu that houses mainly owner occupied industrial developments. It fronts the Nairobi-Mombasa Highway.

SITE PLAN



ADDITIONAL PROPERTY PHOTOGRAPHS



ADDITIONAL PROPERTY PHOTOGRAPHS



ADDITIONAL PROPERTY PHOTOGRAPHS



ADDITIONAL PROPERTY PHOTOGRAPHS



MARKET INFORMATION



Mombasa is the coastal city of Kenya and the county headquarters of Mombasa County. The town's growth is boosted mainly by its tourism and industrial sectors and infrastructural developments like the ongoing Mombasa West Integrated Urban Roads Network Project and the upgrading of the Nairobi - Mombasa Highway.

Mombasa is predominantly known as a tourism and trade town because it is home to the Kilindini Harbor, Kenya's only sea port and hence the gateway into the country mainly as a convenient means to import and export goods into the country as well as to Uganda and Eastern Democratic Republic of Congo. The Industrial sector of the region has been impactful with cement factories, Oil and oil refineries and gas depots being some of the industries in the town.

Jomvu area where the Logistics Park is located is an area zoned off for Light Inoffensive Industries. The general Jomvu Area along the main Mombasa - Nairobi highway consists mainly of warehousing and container yards.

The property is along the main Mombasa - Nairobi Highway that is currently being upgraded. There is also a plan to renovate the old railway line from Mombasa island to Miritini where the Standard Gauge Railway line terminates. Once that is completed the commuter rail service will pass right behind the property in question making it very accessible as it is close to the rail line and station, upgraded to the front of the property. The frontage to the Mombasa Nairobi Highway is about 60 meters. It is also close to Moi International Airport and Kilindini harbor making it ideal as a Logistic Park because of its strategic location.

MARKET INFORMATION



The property is constructed to very high standards. It has its own fuel storage tanks and a pump. It has ample parking area for both saloon vehicles and larger trucks. The parking yard is made of cabro and hard standing areas. There is also a customs bonded area for vehicles with a concrete floor. The property is connected to the main electricity supply along with water. It has ample water storage tanks and a backup generator, modern Office Block, a workshop area, vast parking yard and five stone block warehouses as detailed in the fact sheet.

It is important to point out that the current landlord would like a sale and lease back option on part of the facility. There is also another tenant on the property occupying c.15,000 square feet of warehouse space. The property also has a telecommunications BTS resulting to added income. The property is very secure with concrete walls, electric fence and razor wire.

The property is also highly suitable as an owner occupier facility. The general area of Jomvu where the facility is located has a number of Logistics Parks and Container yards. The area is also in close proximity to middle and working class residential areas of Mangongo, Miritini, Mikindani and Changamwe. So the required workforce is a walking distance from the property.

TERMS & CONDITIONS FOR SALE



- The property is on sale by way of private treaty and offers are hereby invited.
- 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.
- 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/ Maureen)
- 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

TERMS & CONDITIONS **FOR SALE**



No Obligation To Proceed

The issue of this document does not commit the Client or Broll to any particular course of action. Nothing in this document should be construed so as to constitute a contract or offer to enter into contract and no communication, whether written or verbal, by the Client or Broll personnel or any professional advisors or agents during the bidding process shall create such a contract in respect of the requirements specified in this document. It is further confirmed herein that no employee, agent or representative of the Client or Broll is authorized to commit or bind the Client or Broll in any form and that all terms and conditions relating to this bid are subject to formal and duly executed agreement by the duly authorized officers of the Client.

TERMS & CONDITIONS **FOR SALE**



- All offers are invited and should be addressed and delivered to

BROLL KENYA LIMITED
Sixth Floor, Fedha Plaza, Mpaka Road, Nairobi.
Attn: Maureen Mwangi/ Sheila Muasya

OR

Shared scanned copies via email on your company letterhead to:

Sheila Muasya on smuasya@broll.co.ke

OR

Maureen Mwangi on mmwangi@broll.co.ke



Contact:

Sheila Muasya | Head Cushman Wakefield | Broll Kenya | smuasya@broll.co.ke | +254 735 327 228
Maureen Mwangi | Transaction Manager | mmwangi@broll.co.ke | +254 731 846 122

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