**FACT SHEET – COMMERCIAL BUILDING FOR SALE**



**SANLAM TOWER**

**WAIYAKI WAY – WESTLANDS – NAIROBI**

**Location**

Sanlam Tower is a prestigious grade A landmark building situated along Waiyaki Way in the affluent suburbs of Westlands Nairobi.

**Structure**

* Eighteen Storey tower commercial/office block on 0.353 of an acre
* 4No. basement levels parking
* 3No. podium parking levels
* Typical offices from 4th to 18th floor
* Total lettable office space of 158,408 sq ft
* 398 No. parking bays

**Concept**

Sanlam Tower is a professionally designed development consisting of executive offices strategically located within the heart of Nairobi’s affluent suburb of Westlands. It comprises of the three functional parts of a commercial building which are ground floor retail, basement and podium parking levels and fourteen (14) no. tower office space levels.

The form of the building has been achieved as a direct response to environmental and design brief considerations together with the importance of the site relative to it’s surrounding, coupled with desire to produce a clean, green building of high aesthetic value providing comfortable working environment.

**Facilities**

* Six (6) No. high speed lifts of 1000kg (13 persons) capacity each
* Three phase KPLC power connection
* Intelligent building management system guaranteeing safety & security
* 2No. 500 Kva Standby power back-up generators
* Ample water storage capacity of over to 100,000 litres and borehole water supply
* Occupation sensors lighting control, Infra-red sensor taps and rain water harvesting
* Common washrooms for each gender on each floor as well as for persons with disability
* Modern ‘piazza’ lobby with three-storey glass atrium bathed in natural lighting
* Fire fighting equipments of each floor
* Automatic water sprinkler system
* High performance curtain wall glazing system that reduces heat gain and glare while allowing plenty of natural light

**Security**

* 24 hour security guarding and monitoring
* 24 hour state of the art CCTV surveillance
* Smart card access system
* Security back-up response
* Security reception desk in expansive lobby

**Occupancy**

* The building is currently **42%** occupied
* Monthly rental income is **Kshs.20,240,800** assuming full occupancy

**Price Guide**

Kshs.2.8 billion (Two Billion Eight Hundred Million Kenya Shillings)

**SELLING AGENT**

****

**LLOYD MASIKA LIMITED**

 **REGISTERED VALUERS AND ESTATE AGENTS**

 **Norfolk Towers – Kijabe Street CONTACT**

 **P.O Box 45733 – 00100 – NAIROBI Justin Mwangi - 0721321 327**

 **Tel: 2279000, 2215900, 2218112/3 Joyce Njogu - 0727141123**

 **Mobile: 0728519443, 0733597050**

 **Email:** **info@lloydmasika.co.ke**

 **Website:** [**www.lloydmasika.co.ke**](http://www.lloydmasika.co.ke)