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## FACT SHEET PRIME PROPERTY FOR SALE

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**LAND REFERENCE:** LR No.209/10472

**LOCATION:** The property is situated along Enterprise Road, about 5.2km from Nairobi Central Business District.

**SITE:** This is an irregularly shaped black cotton soils site with a gentle southward slope. The site extends to approximately 2.168 hectares (5.357 acres).

The boundaries are marked in masonry walls topped with 8No. electric strands. Externally, the walls to the road frontage is partly keyed and partly clad in bricks Internally the walls are keyed.

**ACCESSIBILITY:** The main access to the property is via 2No. double leaf metal gates and a metal barrier, opening onto a tar surfaced driveway and visitor's parking bays. An internal double leaf metal grille opening onto the industrial plant is also provided.

It is easily accessible since Enterprise road is already a dual carriage way.

**CONSTRUCTION  
&  
IMPROVEMENT:**

Improvements on site comprises 2No gate houses, canteen, administration block, bottle storage bays, boiler room, the TPA line building and the industrial complex building. Other improvements on site include; the cooperative office, occupational health centre, waste material block, power room, generator cages and carports.

The major developments on the property include;

- **Administration block**

This is a three storey office block with a part two storey annexe to the south. It is constructed of reinforced concrete columns and beams infilled with masonry walls. Externally the walls are part rendered and colour washed and part clad in bricks. Internally, the walls are plastered and painted with the wet areas lined in ceramic tiles. The roof is part flat reinforced concrete slab and part overlaid with IT4 sheets.

Floor is reinforced concrete finished in a either carpet, PVC tiles, ceramic tiles, cement screed or terrazzo. Ceiling is finished in either plastered and painted reinforced concrete slab, gypsum or acoustic panels.

The main entrance door to the building is double leaf aluminium casement externally provided with a sliding metal grille for burglar proofing. Internally the doors are solid timber panels to the offices with a provision of metal grille for burglar proofing to the cashier's office, sliding frameless glass to the reception and a solid heavy steel combination locked door to the strong room. Internal fittings comprise of sanitary ware and built in cabinets to the kitchen and some offices.

Access to the upper floor is via a reinforced concrete staircase finished in terrazzo and provided with polished timber handrails and metal balustrades.

The accommodation details to the administration block are laid out as follows:

**Ground floor Main Wing**

- Entrance porche
- Reception cum reception lobby
- Corridor with fire exit door
- Gents with 1No. WC, urinal and WHB
- Ladies with 2No. WCs and 2No. WHBs
- PABX room ● 2No. procurement offices
- Procurement manager's office
- HR office
- HR Director office
- Talent and performance manager's office
- Step to annexe wing

**Annexe wing**

- Changing room
- Kitchenette
- Archives room
- Changing room / ladies washroom with WC and shower room

### **First floor Main Wing**

- Staircase to landing
- Corridor with fire exit door
- Gents with 1No. WC, urinal and WHB
- Ladies with 2No. WCs and 2No. WHBs
- Public relations office
- Corporate affairs manager office
- Kingfisher room
- Executive offices with reception area, kitchenette, legal office, waiting room, boardroom and Managing Director's office.

### **Annexe wing**

- Supply chain security manager office
- Distell office
- Internal audit manager's office
- Audit and risk office Second floor
- Staircase to landing
- Corridor with fire exit door
- Gents with 1No. WC, urinal and WHB
- Ladies with 2No. WCs and 2No. WHBs
- Cash office
- ICT manager's office
- Finance Director's office
- Finance department office
- 3No. offices

### **Roof top**

- Staircase to landing
- Store

- **Canteen block**

This is a double storey building similarly constructed to the administration save for the roof which is multi-pitched reinforced concrete slab overlaid with clay tiles. Doors are set in either rolling metal shutters, glazed aluminium casements, metal grilles, metal plate casements or flush timber panels. Windows are glazed sliding aluminium casements.

Floor is reinforced concrete finished in ceramic tiles. Ceiling is lined with gypsum panels. Internal fittings comprise sanitary ware and built in cabinets to the kitchen and bar area.

Access to the upper floor is via a reinforced concrete staircase lined in ceramic tiles and provided with a metallic handrail.

Its accommodation details is laid out as follows;

### **Ground floor**

- Entrance porche
- Kitchen with cooking range, store and pantry
- Restaurant area with 2No. WHBs
- Gents and ladies washrooms
- Pump room under staircase
- Verandah

### **First floor**

- Staircase to landing
- Restaurant area
- Buffet area
- Bar area
- Store
- Gents and ladies washrooms

- **Gate Houses**

These two are similarly constructed to the canteen save for the roofs which are reinforced concrete flat slabs. Doors are open.

Gate House 1-located to the east of the canteen. It accommodates a single room

Gate House 2- located to the south west of the canteen. It accommodates a single room and a waiting lobby.

- **Former Security House**

This is located next to gate house 2. It is constructed of timber panels beneath a mono pitched roof overlaid with IT4 sheets. Internally, the walls are partitioned in hard board panels. Floor is finished in timber strip panels. It accommodates 2No rooms.

- **Industrial Complex Building**

It comprises 7No. Interconnected warehouses majorly made up of the production area, storage areas and office sections. This is constructed of reinforced concrete columns and beams infilled with masonry walls.

Externally the walls are either or rendered and colour washed or clad in bricks to the lower levels. Internally, the walls are plastered and painted with the wet areas lined in ceramic tiles.

The roof is pitched steel trussed framework overlaid with IT4 sheets.

Doors are set in rolling metal shutters, glazed aluminium casements, metal grilles, metal plate casements, solid timber panels, flush timber panels, match boarded timber panels and glazed timber casements. Windows are glazed metal casements provided with mesh wire grilles for burglar proofing to some sections.

Externally, the lower windows on the western side of the building are provided with rolling metal shutters.

Floor is reinforced concrete finished in terrazzo, ceramic tiles, PVC tiles and Epoxy coating. Ceiling is plastered and painted reinforced concrete slab to the lower level and plastered and acoustic to the upper level.

Partitions within the industrial complex building are set in glazed timber casement. Internal fittings comprise sanitary ware and built in cabinets to the kitchen.

Access to the upper floor is via a reinforced concrete staircase lined in ceramic tiles and provided with a metallic handrail. A metal frame spiral staircase is provided outside custom bond III warehouse.

It is connected to the cooperative office via a reinforced concrete canopy.

It accommodates;

#### **Lower Ground Floor**

- Custom bond 44 warehouse with storage area and 3No. offices
- Warehouse 1A with storage area, ladies & gents washrooms and 2No. offices
- Dispatch area with 2No. Cargo hoists and 1No. office
- Loading bay
- Customer care area with 3No. Customer care cubicles, cash office, 2No. offices, and ladies & gents washrooms.
- External gents with urinal, 2No. WCs, 2No. Showers and 2No. WHBs
- Production area with bottling area, winery area, laboratory, tasting room, kitchenette, 4No. Offices and ladies & gents washrooms.
- Mezzanine floor with staircase lobby, balcony with cargo hoist, 2No. Offices, carton store and ladies & gents washrooms.
- Custom bond III warehouse with storage area, 3No. Refrigerators and an external gas room.

#### **Ground Floor**

- Staircase/ ramp to landing
- Custom bond 71 warehouse with head warehouse keeper's office, storage area, 2No. Offices and gents.
- Breeze wing section with waiting lobby, supply chain director's office, training room, human resource business partner's office, finance business partner's office, printer room, warehousing manager's office, environment, health & safety office, kitchenette, washroom area with 2No. Gents, ladies and exit door to custom bond 71 warehouse.
- Sales and marketing office section with sales office, boardroom, marketing manager's office, commercial manager brand office, director's washroom, ladies & gents washroom, kitchenette, commercial administrator's office, commercial director's office, store and national sales manager's office.
- It is located along the corridor off the declaration office

- **Cooperative Office**

This is located to the front of the industrial complex and is similarly constructed to the gatehouses save for the mono pitched roof overlaid with IT4 sheets. Windows are louvered metal casements provided with metal grille for burglar proofing. Door is match boarded timber panel.

It accommodates 1No. Room.

- **Bottling Warehouse Bays**

This is a double volume warehouse consisting of 5No. Interconnected warehouses. It is constructed of reinforced concrete columns and beams infilled with masonry walls beneath a pitched steel trussed roof overlaid with IT4 sheets interjected with and provided with Perspex sheets for natural lighting.

Externally, the walls are partly rendered and colour washed and partly clad in bricks while internal walls are rendered and colour washed. Floor is mass concrete.

Doors are double leaf heavy metal plate casements while windows are predominantly mesh wire on metal frames.

It accommodates 4No. Bottling storage bays.

- **Boiler Room**

It is sandwiched between the bottling warehouse bays and the Tetra Brik Aseptic (TBA) line. It is similarly constructed to the bottling warehouse bays save for the door which are double leaf metal grilles.

It accommodates 1No. Room.

- **Tetra Brick Aseptic (TBA) Line**

This is a part double volume, part single storey packaging plant adjacent to the boiler room. It lies to the east of the production area of the industrial complex building.

It is constructed of reinforced concrete columns and beams infilled with masonry walls beneath a pitched steel trussed roof overlaid with IT5 sheets. Externally, the walls are partly plastered and painted and partly clad in bricks. Internal walls are plastered and painted with the wet areas lined in ceramic tiles.

Doors are set in either glazed metal casements, rolling metal shutters or glazed solid timber panels. Windows are finished in either glazed metal or aluminium casements. Floor is reinforced mass concrete finished in Epoxy coating. Ceiling is finished in acoustic panels or gypsum panels. Internal fittings comprise sanitary ware and built in cabinets to the kitchen and some offices.

Access to the upper floor is via a reinforced concrete staircase finished in terrazzo and provided with polished timber handrails and metal balustrades.

It accommodates;

## Ground Floor

- Loading bay
- Workshop
- Switch room 1
- Mixer room
- Packaging area
- CIP room
- Laboratory
- Supervisor's office
- Ladies changing room with 1No. pedestal WHB, lockers and exit door to the office section
- Gents changing room with 1No. pedestal WHB, lockers and exit door to the office section
- Verandah with exit door to external washrooms
- Switch room 2
- 1No. office
- Gents with 3No. Showers, 2No. Urinals, 6No. WHBs and 2No. WCs
- Ladies with 2No. Showers, 3No. WHBs and 2No. WCs Mezzanine
- Staircase to landing
- Lobby
- Production manager's office
- Engineer's office
- Boardroom
- Planner's office
- Gents & Ladies
- Kitchenette

- **Power Room**

This is a single storey structure attached to and located to the north to the bottling warehouse bays. It is constructed of masonry walls externally rendered and colourwashed beneath a monopitched steel trussed roof overlaid with IT4 sheets. Door is a double leaf louvered metal casement plate. Windows are precast louvered concrete blocks.

It accommodates 1No. room.

- **Waste Material Block**

This is located to the south end of the property. It is constructed in masonry walls partly externally keyed and partly plastered and painted beneath a monopitched roof overlaid with IT4 sheets. Doors are double leaf metal plate casements.

It accommodates 7No. Waste rooms.

- **Occupational Health Centre**

This is located to the rear of the industrial complex building. It is constructed of masonry walls externally rendered and colour-washed beneath a reinforced concrete flat slab roof. Internally the walls are plastered and painted. Floor is ceramic tiles. Ceiling is plastered and painted reinforced concrete slab.

External door is double leaf metal casement while internal ones are timber panels. Windows are louvered metal casements externally provided with multi-knit mesh wire and metal grille for burglar proofing.

It accommodates 2No. Rooms

- **Generator Cages**

They are 3No. Generator cages, similarly constructed and variously located within the property. They are constructed in steel framework reinforced in mesh wire beneath a monopitched steel trussed roof overlaid with IT4 sheets.

Generator Cage 1 - located to the east of the administration block.

Generator Cage 2 - attached to a 32,000 litres diesel fuel tank and located to the west of the power room.

Generator Cage 3 - attached to the front of the bottling warehouse bays

Each of these accommodates a generator.

**FLOOR AREAS:**

**The Gross Internal Areas (GIA) are as follows;**

Component	Description	Area (sq. m)	Area (sq. ft)
Administration block		1,411	15,188
Gate House 1		5	54
Gate House 2 & Waiting Area		16	172
Security Office		14	151
Canteen	Main area	427	4,596
	Canteen Veranda	61	657
Industrial Facility Total		11,720	126,154
Bottle Storage Bays		1,449	15,601
Boiler room		139	1,493
CIP Shed		17	187
CO2 Shed		8	87
TPA Line Building	Main Area	1,012	10,891
	Office section	348	3,742
	CIP room	34	371
Occupational Health Centre		24	261
Waste Material Block		124	1,335
Power room		47	511
Generator Cages		39	419
Carports		285	3,066
<b>Total (Built up area)</b>		<b>16,896</b>	<b>181,869</b>



**SERVICES:**

- **Water**

Mains water is connected to the property. In addition, water supply is supplemented by 2No. boreholes from the factory with a water purifying system.

- **Electricity**

Mains electricity is connected to the property.

- **Drainage**

Drainage is via sewer line.

- **Roads**

The access road Enterprise Road is tar surfaced and in a good state of repair and maintenance. The property is internally serviced with a tar surfaced road provided with speed bumps.

- **Parking**

The property enjoys a total of 55No. parking spaces.

**LEGAL TITLE:**

- **Tenure**

The property is held on a leasehold interest for a term of ninety nine (99) years from 1st January 1985 subject to an annual revisable ground rent of Kshs.70,000/-. The unexpired term of the lease is 63 years approximately.

**TENANCIES:**

The property is owner occupied and vacant possession will be granted by end of 2023.

**PLANNING:**

The property lies within Nairobi's Zone 9 which is planned purely for industrial user by the County Government of Nairobi. The recommended ground coverage for this zone is 80% while plot ratio is 300%. Current user 1.46

Currently, the property has been under industrial user which is in line with the Nairobi City County planning regulations and general user within the immediate neighborhood.

**GENERAL COMMENT:**

**Property Condition**

All the buildings, structures and developments are in a good state of repair commensurate with their age and use. No urgent or significant defects or items of disrepair would likely give rise to substantial expenditure in the foreseeable future or which fall outside the scope of the normal annual maintenance programme.

### Commentary

- Demand for industrial properties has been in a constant upward trajectory.
- Nairobi's Industrial Area boasts of proper servicing and zoning as well as the conglomeration factor. The upgrading of some of the major roads within Nairobi Industrial Area such as Enterprise Road and Likoni Road into dual carriageway has enhanced accessibility and attractiveness by investors into this part of industrial sector.

PRICE GUIDE: **Offers Invited**

### SELLING AGENT



## LLOYD MASIKA LIMITED

REGISTERED VALUERS AND ESTATE AGENTS

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