

A Development by:

LONDON TOWN GROUP



TO LET

THE CUBE

Riverside Drive, Nairobi



Summary

- ◆ A low-rise standalone office building at a prime address along Riverside Drive in a well established and popular location for multinationals, Embassies, commercial banks, and NGOs.
- ◆ Grade “A” Office with a total lettable area of 77,876 sq.ft (7,235 SqM) of modern open plan flexible floor plates offering extremely functional column-free space with generous balcony/terrace spaces.
- ◆ The building offers a grandiose outdoor breakout terrace on the ground floor.
- ◆ Generous onsite parking with an excellent parking ratio of 3.3:1000 sq.ft and additional free visitors parking.
- ◆ Main power connections with 500KVA and 300KVA Backup Generator.
- ◆ 3 - High speed passenger lifts.
- ◆ Highest standards in security incorporating access control to each floor, 24 hour security and provision for CCTV surveillance.
- ◆ Provision for Fibre-optic connectivity and full trunking for data/ power/ voice.
- ◆ The Cube has achieved Advanced EDGE green building certification standards with 41% reduction in energy consumption, 50% reduction in water consumption and 21% reduction in energy embodied in materials. The building has an unrivalled commitment to the environment with the following key sustainability features:
 - High thermal performance glazing
 - LED efficient lighting for all lighting
 - Lighting control systems
 - Solar PV system
 - High efficiency flush/flow fixtures



Location

The Cube is strategically located in an excellent location along Riverside Drive which is central and equidistant to Westlands, Lavington and Kilimani and 15 minutes to the CBD. The location has multiple access points and egress to various road networks and is easily accessible by both private and public transport offering access to banks, restaurants, hotels and residential areas making this a prime office address which is fast becoming a favoured area. The development enjoys close proximity to the Australian, Netherlands, German and Danish Embassies. Headquarters of major commercial banks such as Prime Bank, Standard Chartered Bank, CFC Stanbic and several others are close by whilst major corporates nearby include; BBC News, Thales East Africa, Dow Chemicals, Sumitomo Corporation, GIZ, Pioneer Hi-Bred Kenya Limited and Jetro, demonstrating the importance of the location and its popularity amongst multinationals.

Description

The Cube is an ultra-modern exclusive prime HQ office Development by London Town Group. The development comprises of a 6 floor office totalling approximately 77,876 sq ft (7,234 sqm) of modern environmentally sensitive office space. The office complex offers high quality office accommodation, designed to international standards, offering occupiers a secure, highly efficient and flexible working environment. The attractive amenities include; standby generators, borehole, passenger lifts, security check & CCTV surveillance, electric fence, fire alarm & detection system make it an ideal boutique office development for business. The building is currently under construction and will be ready for occupation by November 2022.



Accommodation

FLOOR	LETTABLE AREA (SQ.FT)	LETTABLE AREA (SQ.M)	TERRACE (SQ.FT)	TERRACE (SQ.M)	AVAILABILITY
Grd	7,363	684	4,230	393	Available
1st	11,700	1,087	420	39	Available
2nd	11,700	1,087	420	39	Available
3rd	11,700	1,087	420	39	Available
4th	11,700	1,087	420	39	Available
5th	9,645	896	2,303	214	Available
6th	9,645	896	420	39	Available
Total	73,452	6,824	8,633	802	

Approximate Gross Lettable Area which is subject to on site verification

Lease

A lease for a minimum term of 6 years.

Rent

Office Space: US\$1.20 per sq ft per month (Plus VAT)
Terrace Space: US\$0.60 per sqft per month (Plus VAT)

Service Charge

Kshs. 20 per sq.ft (Plus VAT)

Parking

US\$100 per parking bay per month (Plus VAT)

Escalation Rate

5% per annum on Rent & Parking



Advanced EDGE Green Building Certification

The Cube has achieved Advanced EDGE green building certification standards by delivering 41% reduction in energy consumption, 50% reduction in water consumption and 21% reduction in energy embodied in materials. The building has an unrivalled commitment to the environment with the following key sustainability features:

Energy Measures

- External Shading Devices
- Higher Thermal Performance Glass
- Energy-Saving Light Bulbs - Internal Spaces
- Energy-Saving Light Bulbs - External Spaces
- Occupancy Sensors in Bathrooms, Conference Rooms, and Closed Cabins
- Occupancy Sensors in Open Offices
- Solar Photovoltaics

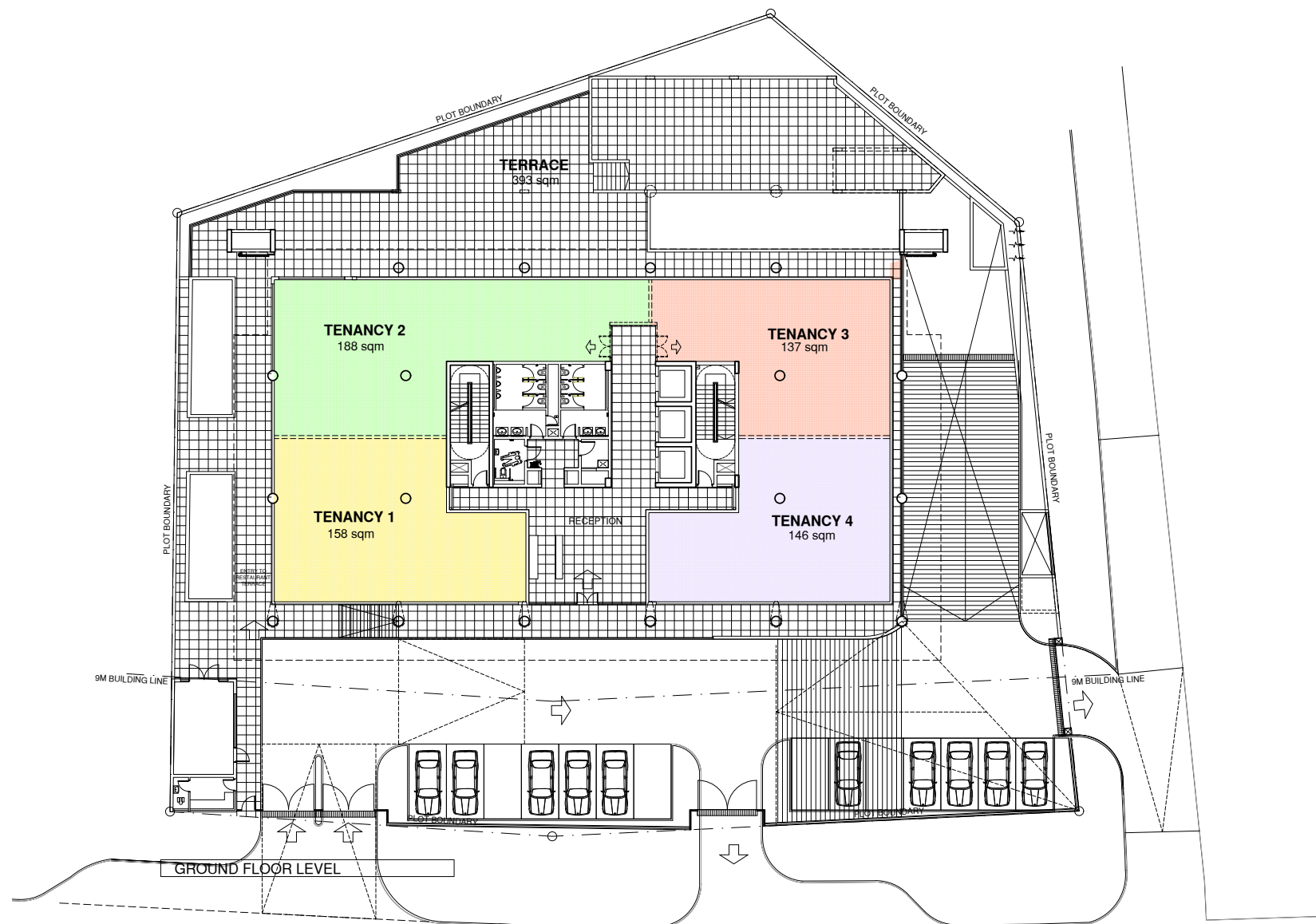
Water Measures

- Low-Flow Faucets in Bathrooms
- Efficient Flush for Water Closets in All Bathrooms
- Water-Efficient Urinals in all Bathrooms
- Water-Efficient Faucets for Kitchen Sinks

Materials

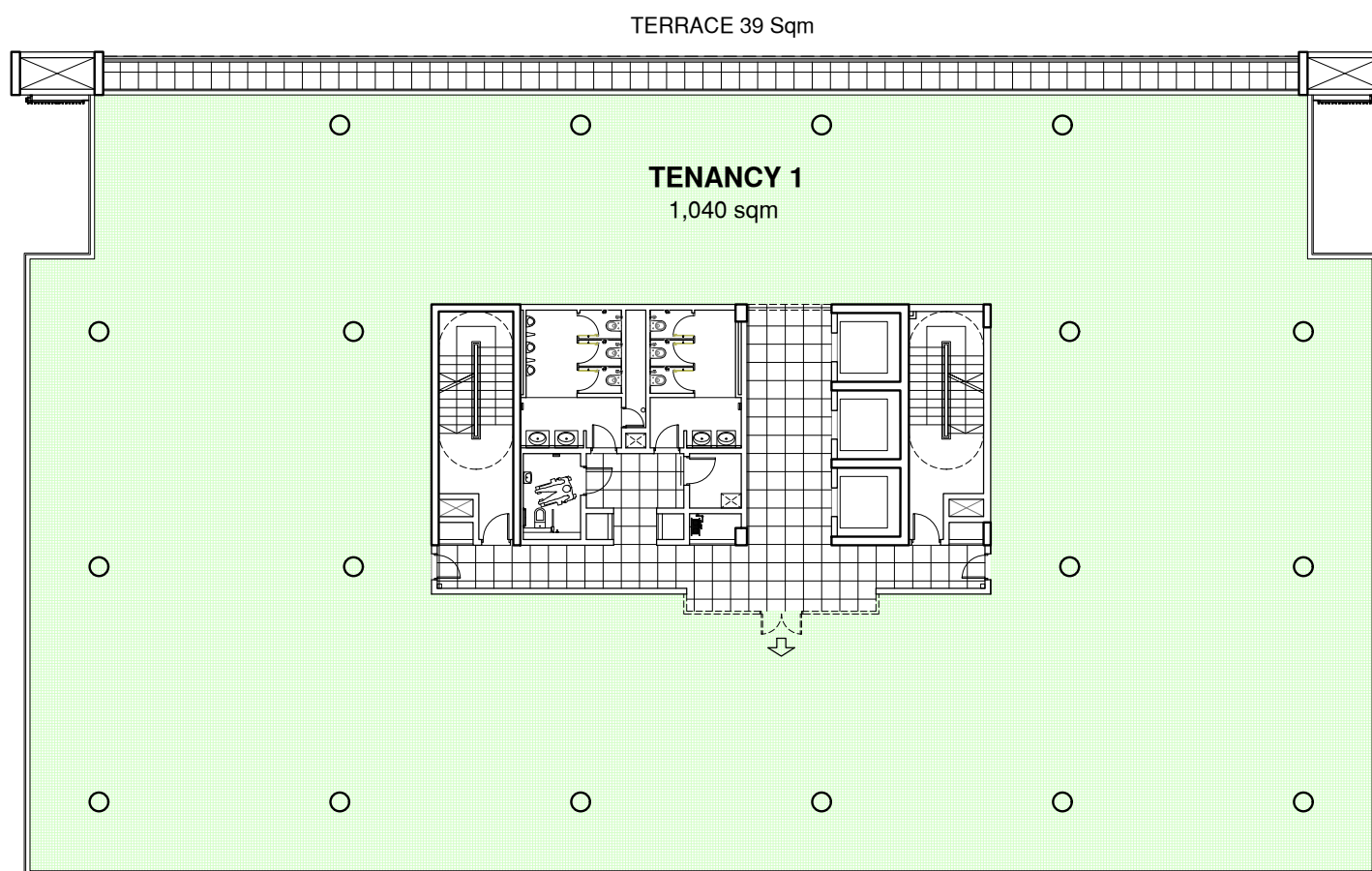
- Floor Slabs - Concrete Filler Slab
- Roof Construction - Concrete Filler Slab
- External Walls - Curtain Walling (Opaque Element)
- External Walls - Stone Blocks - Machine Cut Unpolished
- Internal Walls - Stone Blocks - Machine Cut Unpolished
- Internal Walls - Stone Blocks - Machine Cut Unpolished
- Flooring - Finished Concrete Floor

Ground Floor



Typical Floor

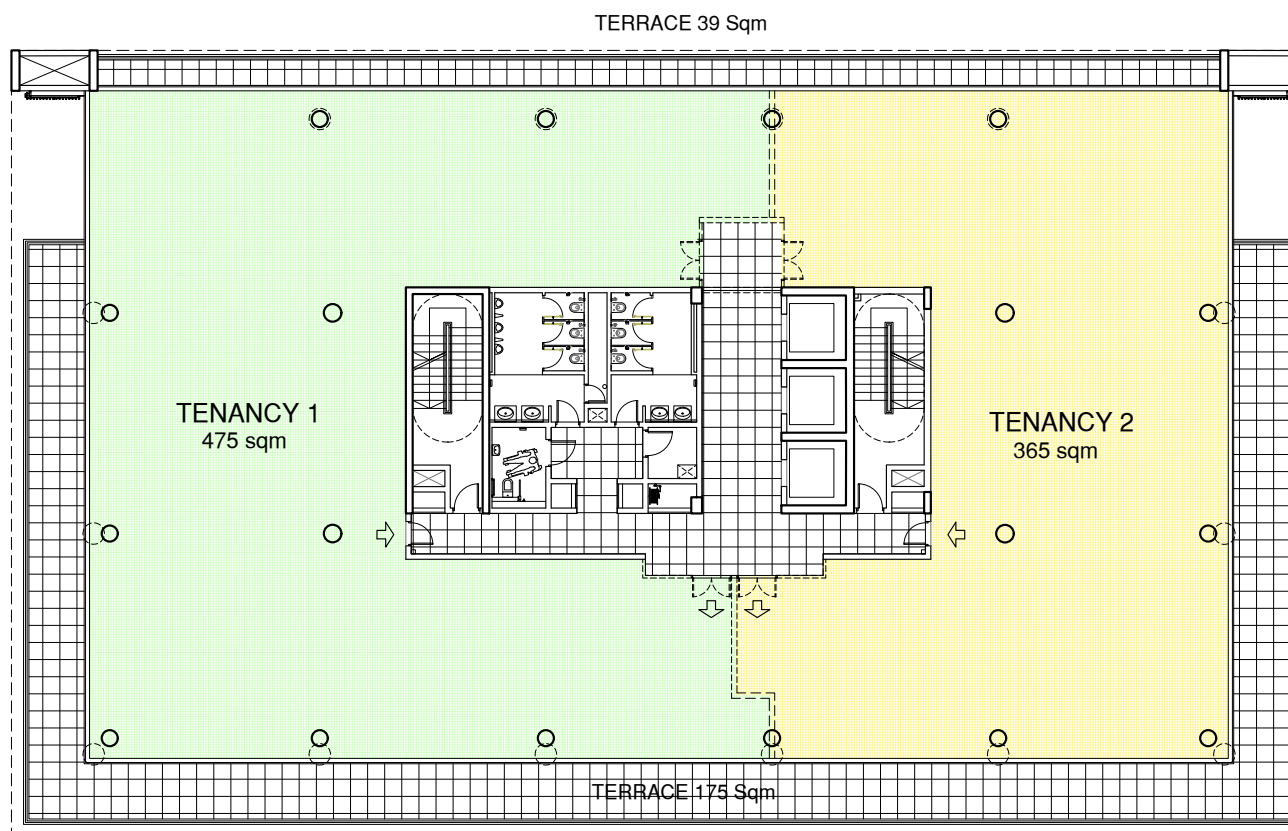
OPTION 1



TYPICAL 1ST - 4TH FLOOR PLAN

Fifth Floor

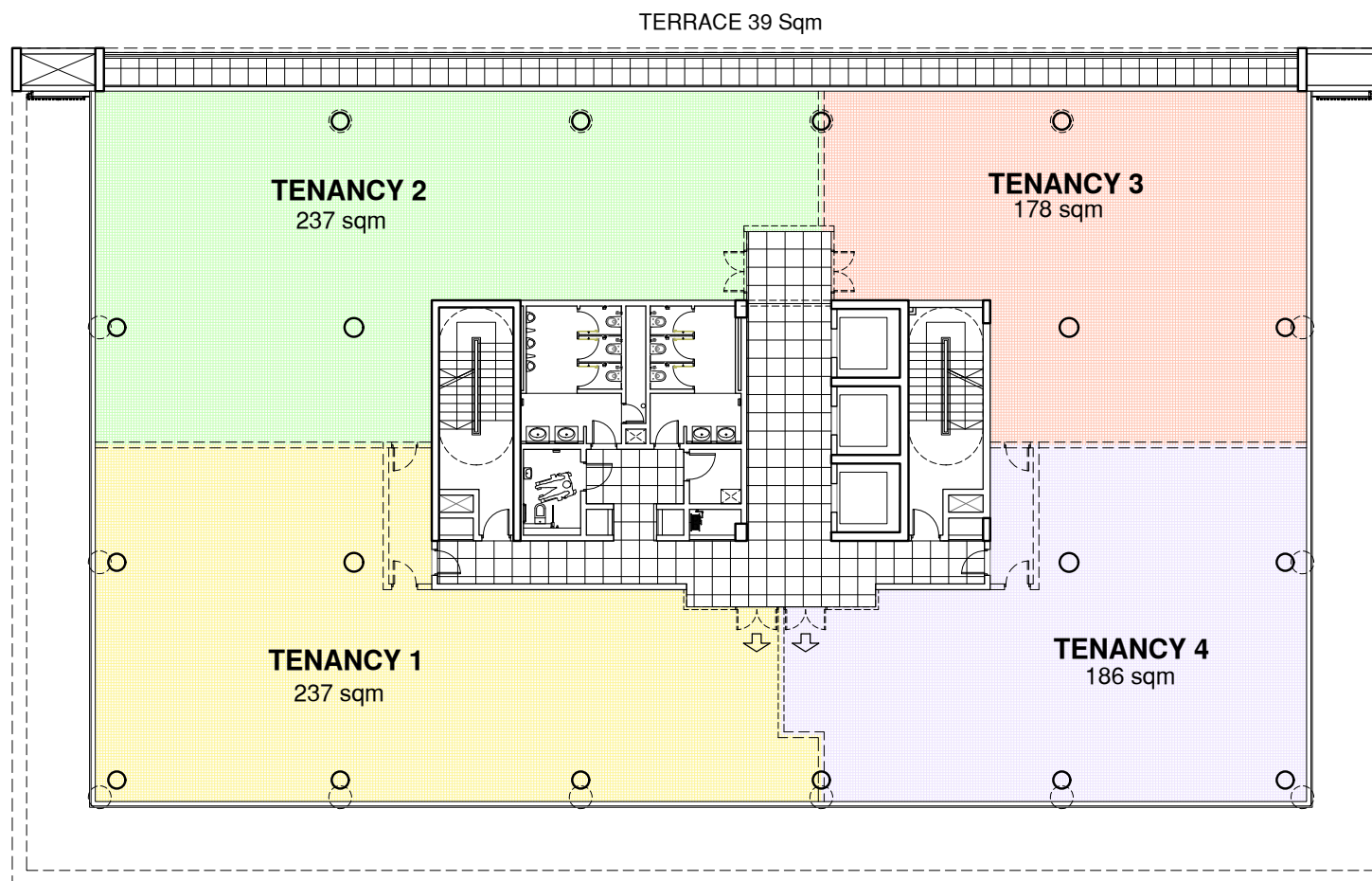
OPTION 2



5TH FLOOR PLAN

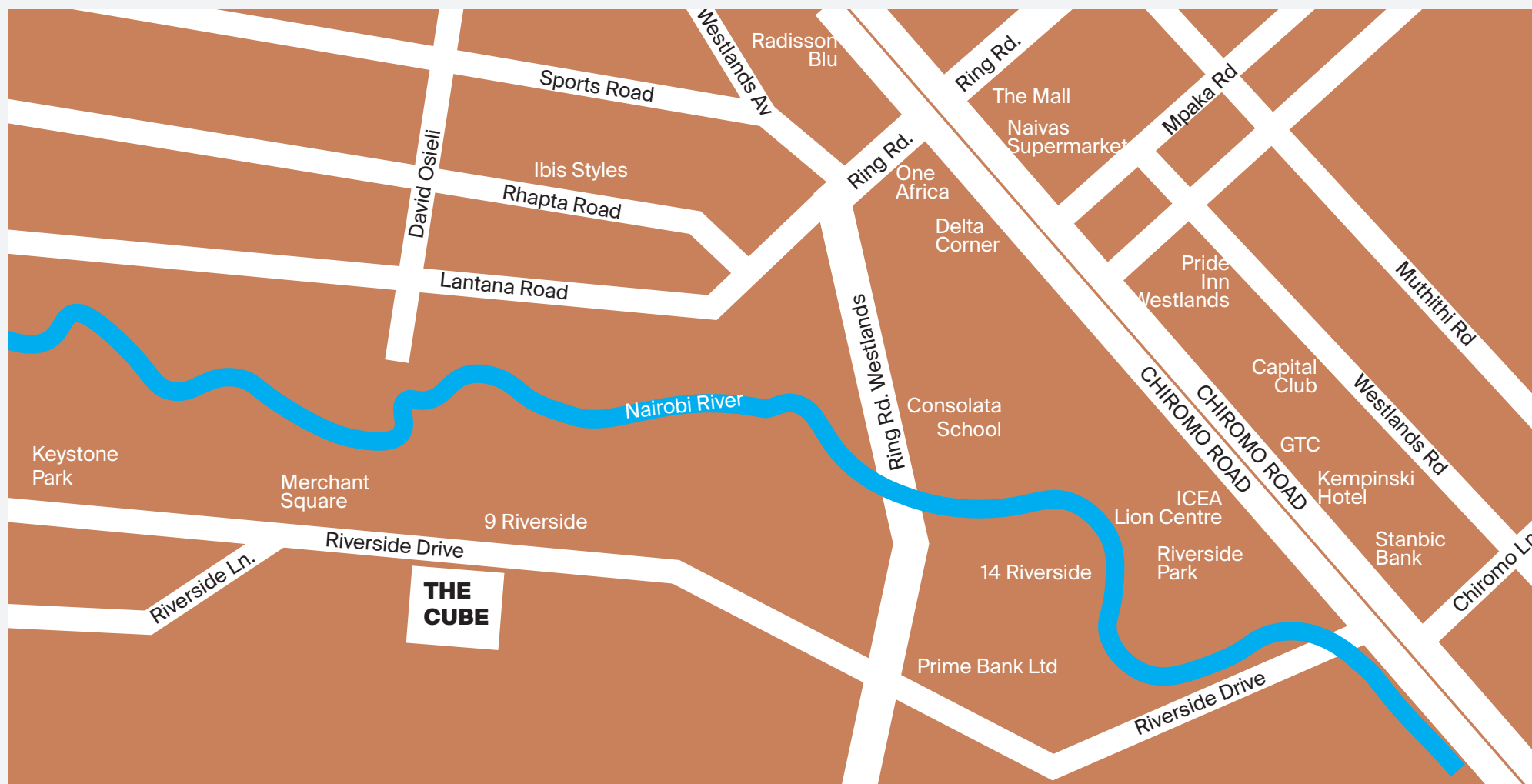
Sixth Floor

OPTION 3



6TH FLOOR PLAN

Location Map





For further information and viewing arrangements please contact;

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5. Terms and conditions apply.

6. Particulars dated May 2021.

7. Computer generated images dated May 2021.