

The Cube: Grade A Office Development at Riverside



Riverside is one of the most prestigious suburbs of Nairobi featuring lush trees, high end homes and Grade A office developments. It is also home to numerous international organizations, diplomatic missions and major local banks. The area is well served by a good network of roads and is accessible from multiple

directions. It is also within minutes of driving from major shopping malls, social amenities, healthcare providers and top educational institutions. With the completion of the Nairobi Expressway, Riverside joins a number of Nairobi neighbourhoods that are within just a few minutes of Jomo Kenyatta International Airport.

Riverside has continued to attract many premium developers and there has been a buzz of building activity in the area within the last couple of years. International developers have not been left behind.

The London Town Group, a UK-based organization that

specializes in property development, software, automation, clean energy and energy storage services is one of the latest to invest in Riverside. The Group is putting up a state-of-the-art office development comprising over 83,000 square feet of lettable space in a 6-storey building. Over 250 parking spaces have been provided.

The development, known as The Cube, is designed by renowned architects BAA. It offers high quality office accommodation, designed to international standards, giving users a secure, highly efficient and flexible working environment.

Cognizant of modern trends where sustainability in construction is increasingly being emphasized, the development has already attained advanced EDGE Certification having taken deliberate steps in design to achieve this important accreditation. The Cube achieves 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



PROJECT TEAM

Client: Riverside Towers Ltd

Architects: BAA Architects

MEP Engineer: Designmatic Ltd

Structural Engineer: Civil Engineering Design (K) Ltd

Quantity Surveyor: Mace YMR

Interior Design Consultant: Eryll J. Sharma

Main Contractor: Mahesh and Tirth Construction Ltd

Electricals: East Africa Infrastructure Services Ltd

Plumbing: Plumbuild and Engineering Ltd

Façade: Alufacade Kenya Ltd

HVAC: Universal Engineering Systems Ltd

Borehole: Sparr Drilling Company Ltd

Lifts: Eng-cons Ltd

Tiles and Sanitary Ware: Ideal Ceramics Ltd

- 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

Other features that make The Cube a business friendly address include:

- 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 development is at an advanced stage of construction and is expected to be handed over in September 2022. Enquiries on space and prices are available from **Knight Frank**.