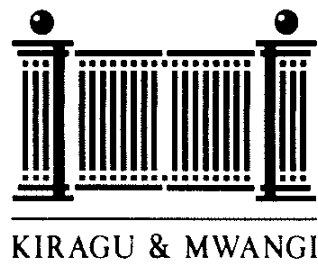




LAVINGTON MALL

JAMES GICHURU ROAD

**FOOD COURT UNITS AND RETAIL SHOP
SPACES TO LET**



Kiragu & Mwangi Limited

Nairobi, Kenya

For enquiries and viewing please contact **Tel No. 0707233234** or visit the site property management office

2018



LAVINGTON MALL

1. LAVINGTON MALL

Lavington Mall is the main and largest shopping mall in Lavington enjoys a central, superior location and strategic positioning along James Gichuru Road within the Lavington Green and shopping centre area, Features and Amenities at Lavington Mall include;

1. The most central location in Lavington
2. Established mall with many existing brand names and banks, and high foot traffic.
3. Modern attractive design with commensurate facilities including;
4. Advanced access control and security systems
 - A full back-up Standby generator
 - Ample water provision and storage
 - Modern fire and safety features including Fire Detection and Alarm Warning Systems;
 - Well established fire escape routes and modern fire-fighting equipment and sprinkler systems.

The lettable areas retail shops and food court units available between 150 SqFt to 1,000 SqFt.

The above is available for immediate occupation.

2. LOCATION MAP



3. PROPERTY IMAGES



4. TERMS OF ENGAGEMENT

The space shall be offered to on a Lease Basis, and availed on a shell and core basis.

The principle proposed terms of the lease are:

1. Lease Term: The minimum lease terms shall be 6 years.
2. The Base rent shall be Kshs 180/= per square foot per month plus VAT. This is based on the current shell and core status.
3. The rent shall escalate at a rate of 15% every two years.
4. The Base Service Charge Shall be KShs 40/= per square foot per month, plus VAT.
5. The Base Promotional Levy Shall be KShs 3/= per square foot per month, plus VAT.
6. Parking fee shall be KShs 6,000/= per parking bay per month, plus VAT.

Particulars not warranted.