



PEAKPLACE





“ Peak-place is a one-stop shopping hub offering an un-paralalled mix of quality retail in a unique and strategic location. Daintily seated in the bustling touristic town of Nanyuki, this shopping complex gifts you with a crystal clear view of Mount Kenya, hence the name the place at the Peaks.



THE VISION

Giving a new meaning to the term Grade A development, The Peakplace conveys a sense of environmentally, user-friendly and safety conscious design that guarantees a pleasurable experience for all. Located on Kenyatta Highway along Nairobi – Nanyuki Highway, the development sets new standards with its high quality design and framework. The Peakplace is innovative as well as contemporary.

The building has a total office space of 17 commercial outlets spread across 16,265 Sq. Ft. over 3 floors. Well-thought out spaces and state of the art amenities, one high-speed lift, are only a few of the building's numerous distinguishing features.

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NANYUKI

The shopping complex is strategically located along Nairobi – Nanyuki Highway. in close proximity to various public amenities such as; Nanyuki Railway Station, Shell Fuel depot, Barny's airstrip, Toyota Kenya among others, all together set to make it's location very attractive. Its approximately 200km from Nairobi (about a 3 hour drive). As well as by road Nanyuki can also be accessed by air with 45 minute chartered flights coming in daily from Nairobi's Wilson Airport.

Set at 2,000m above sea level (ASL) within the Mount Kenya region, Nanyuki has historically been characterized by floricultural and horticultural activities, supported by an ideal climate with low humidity and clean air. As Nanyuki has expanded the locality is now seeing substantial development of residential estates and new hotels, which benefit from Nanyuki's good road network, accessibility, services and amenities. These include Le Rustique, Soames Hotel and Mukima Ridge among others.

The town has a multi-cultural population and includes excellent facilities to support the growing population such as the Nanyuki Cottage Hospital, an

Aga Khan Hospital branch, and multiple commercial banks.

The town boasts a number of renowned restaurants with varied cuisines such as Barneys and Trout Tree. Braeburn International School is now also open in Nanyuki offering co-educational learning guided by the National Curriculum of England and Wales. Other activities on offer in the area include polo, golf, squash, tennis, fishing and mountain climbing - with Nanyuki being the base for those seeking to climb Mount Kenya.

Considered the epicentre for farms, ranches, game parks and wildlife conservancies in the region, Nanyuki benefits from having a good number of Parks and Game Reserves nearby. These include the Loldaigas, Ol Pejeta Conservancy, Samburu and Shaba National Reserves, Mount Kenya National Reserve and the Lewa Wildlife Conservancy. The captivating natural landscape, and outstanding social facilities make Nanyuki a desirable place that has proved popular with real estate investors and ultimately end users.



MARKPLACE

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SUMMARY

Peakplace located in Nanyuki town is a much-sought after commercial outlet benefitting from the strategic location, nearby shopping centers and businesses that offer convenience, efficiency for tenants and retail shoppers alike.

- ✓ Grade A spaces with a total lettable area of 16,265 sq.ft (1511 Sq.M) of modern open plan flexible floor plates with a minimum lettable area of approximately 300 sq.ft (27.87 SqM)
- ✓ Rectangular floor plate offering extremely functional column-free space with generous balcony/terrace spaces
- ✓ Unlimited Free Tenant and Visitor Parking is available
- ✓ 1 High speed passenger lift is positioned near the staircase
- ✓ Main power connections with Backup generator with a 150 KVA is installed in the complex
- ✓ Connections to Nanyuki City Council water supply ensures that there is consistent water supply
- ✓ The building's innovative design has an unrivalled commitment to the environment with the following features:
 - Low - E coated glass to ensure optimal natural lighting and blocking of Indoor infrared penetration contributing to building temperature balance and energy conservation of the air conditioning system.
 - 360 degree lighting design creates a well-lit environment.
 - Energy efficient LED artificial light fittings which are fully compliant with IEC standards.
 - Lighting control systems through use of sensor light fixtures in the washroom areas
 - Use of energy efficient sanitary fixtures.
 - Allocation for tenants to fix Heating, Ventilation, Air-conditioning (HVAC) system ensuring energy consumption and less operational costs



DESCRIPTION

Peakplace is a truly Grade A development in every sense of the word. Benefiting from world-class architecture, the shopping complex sets new bench-marking standards within Nanyuki's commercial establishments.

The shopping complex offers an environmentally, user-friendly and safety conscious design that guarantees a pleasurable retail experience for all. The shopping complex is strategically located along Nairobi – Nanyuki Highway. in close proximity to various public amenities such as; Nanyuki Railway Station, Shell Fuel depot, Barny's airstrip, Toyota Kenya and Braeburn International School among others, all together set to make its location very attractive.

The scheme has a total of 16,265 sq. ft of lettable space spread over three floors.

The development offers high quality office and retail accommodation designed to international standards offering occupiers, a secure highly efficient and flexible working environment. Designed and constructed by Peakview Investments, the development offers an ultra-modern and contemporary commercial development making it among the best commercial buildings in the Mount Kenya region.

A state-of-the-art piece of work with a one of-a-kind location and economically advantaged town, Peak place will provide its occupiers with prestigious, functional and convenient occupancy.

This complex is positioned to meet the needs of today's corporate, professional and retail firms, specifically targeting institutions searching for user-friendly, aesthetically appealing spaces

It is perfectly designed to accommodate both high-end commercial and retail spaces seeking unique business and leisure outlets in a unique and tranquil surrounding overlooking Mt. Kenya.

SCHEDULE OF AREAS

FLOOR	USER	NET LETTABLE AREA PER UNIT (sq.ft)	RENT PER SQUARE FT (EXCL. VAT)	SERVICE CHARGE PER SQ FT (EXCL. VAT)	AVAILABILITY
Ground Floor (Units A2, A3, A4, A5 – all facing Shell)	Veg and Fruit Shop / Bank / Financial Institution / Bakery / Food Court / Pharmacy/any other suitable use	1,000	KES 150/=	KES 35/=	Available
Ground Floor (Unit A6) (facing Mt. Kenya)	Veg and Fruit Shop/Office/Shop/ Pharmacy	300	KES 150/=	KES 35/=	Let Out
First Floor (Units B2, B3, B4 - all facing Shell)	Spa / Offices / Medical Clinic/ Laboratory/ Bank / any other use except a pub/night club	1,000	KES 100/=	KES 35/=	Available
First Floor (Unit B1 - facing Mt. Kenya)	Salon/Spa/Office/any other suitable use	1,000	KES 150/=	KES 35/=	Available
First Floor (Unit B6 - facing Mt. Kenya)	Salon/Spa/Office/any other suitable use	300	KES 150/=	KES 35/=	Available
Second Floor (Units C2, C3, C4, C5 - all facing Shell)	Hospital/Laboratory/any other suitable use	1,000	KES 120/=	KES 35/=	Available
Second Floor (Unit C1 - facing Mt. Kenya)	Spa/Office/ any other suitable use	1,000	KES 150/=	KES 35/=	Available
Second Floor (Unit C6 - facing Mt. Kenya)	Spa/Office/ any other suitable use	605	KES 150/=	KES 35/=	Available
TOTAL LETTABLE AREA IN THE BUILDING		16,265			

QUOTABLE AREA

LEASE

- ✔ A new lease is available direct from the landlord for a minimum term of Five (5) Years, Three (3) Months

RENT

- ✔ Office Space: From Ksh 100 to Ksh 150 per Sq. Ft per month (Plus VAT).
- ✔ Rent Free Fit Out Period. Maximum Sixty (60) days
- ✔ Rent Commencement Date after the expiry of the Fit Out Period
- ✔ Rent and Service Charge Deposit Required, 3 Months Rent and 3 Months Service Charge.
- ✔ Rent and Service Charge Required on Signing the Lease, 3 Months Rent and 3 Months Service Charge Plus VAT

SERVICE CHARGE

Ksh 35 per sq.ft per month (Plus VAT)

PARKING

Designated Parking

ESCALATION RATE

6% per annum on Rent



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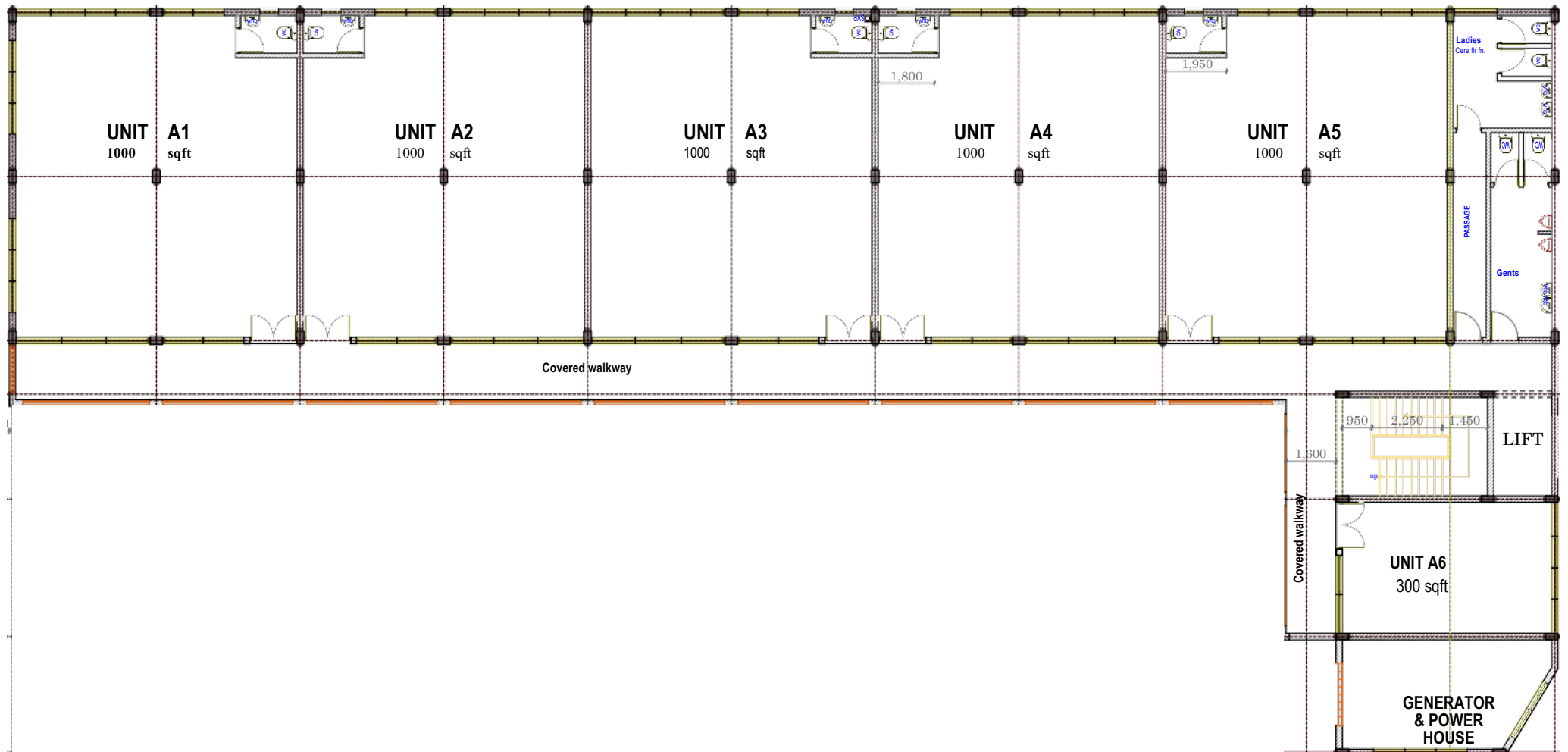
LOCATION MAP



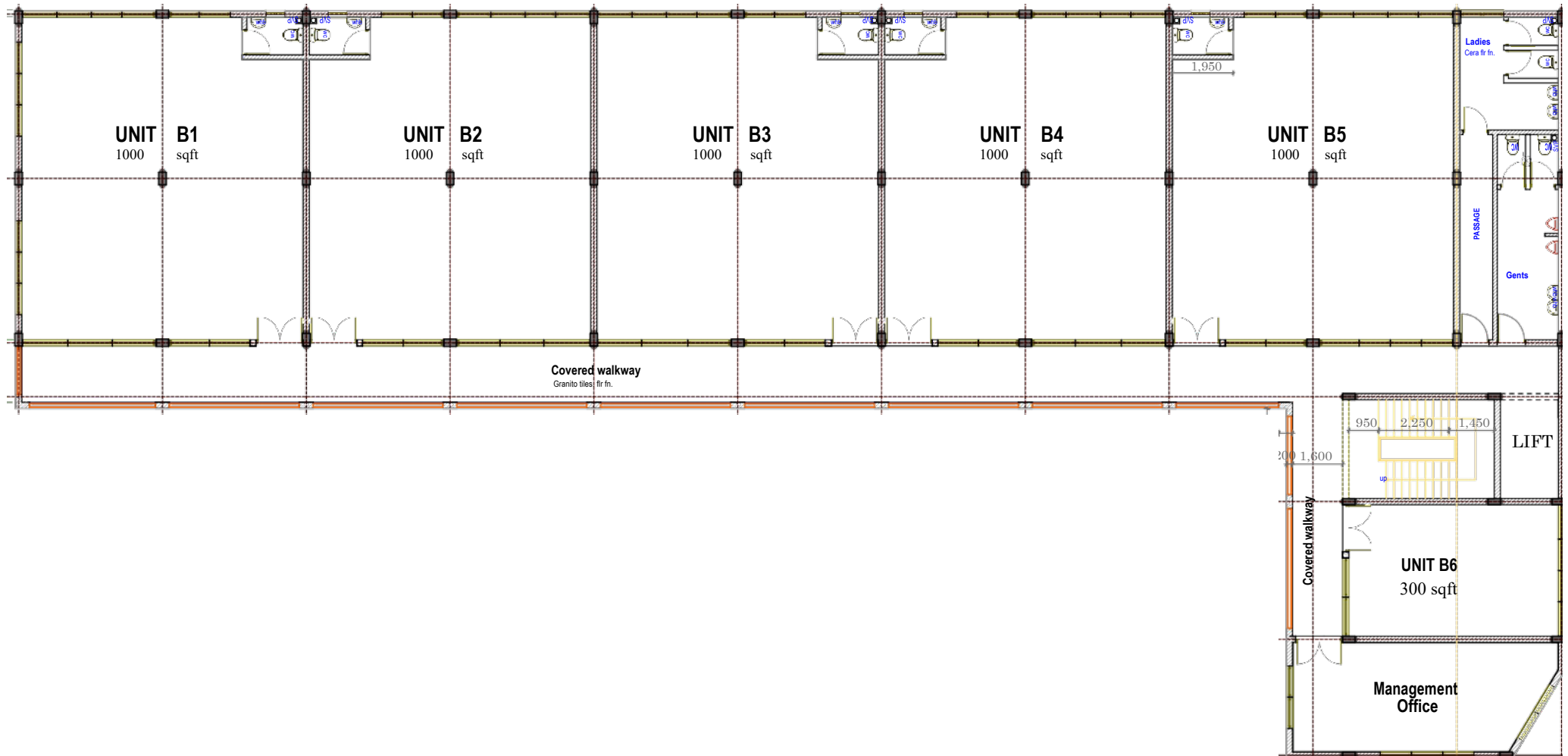
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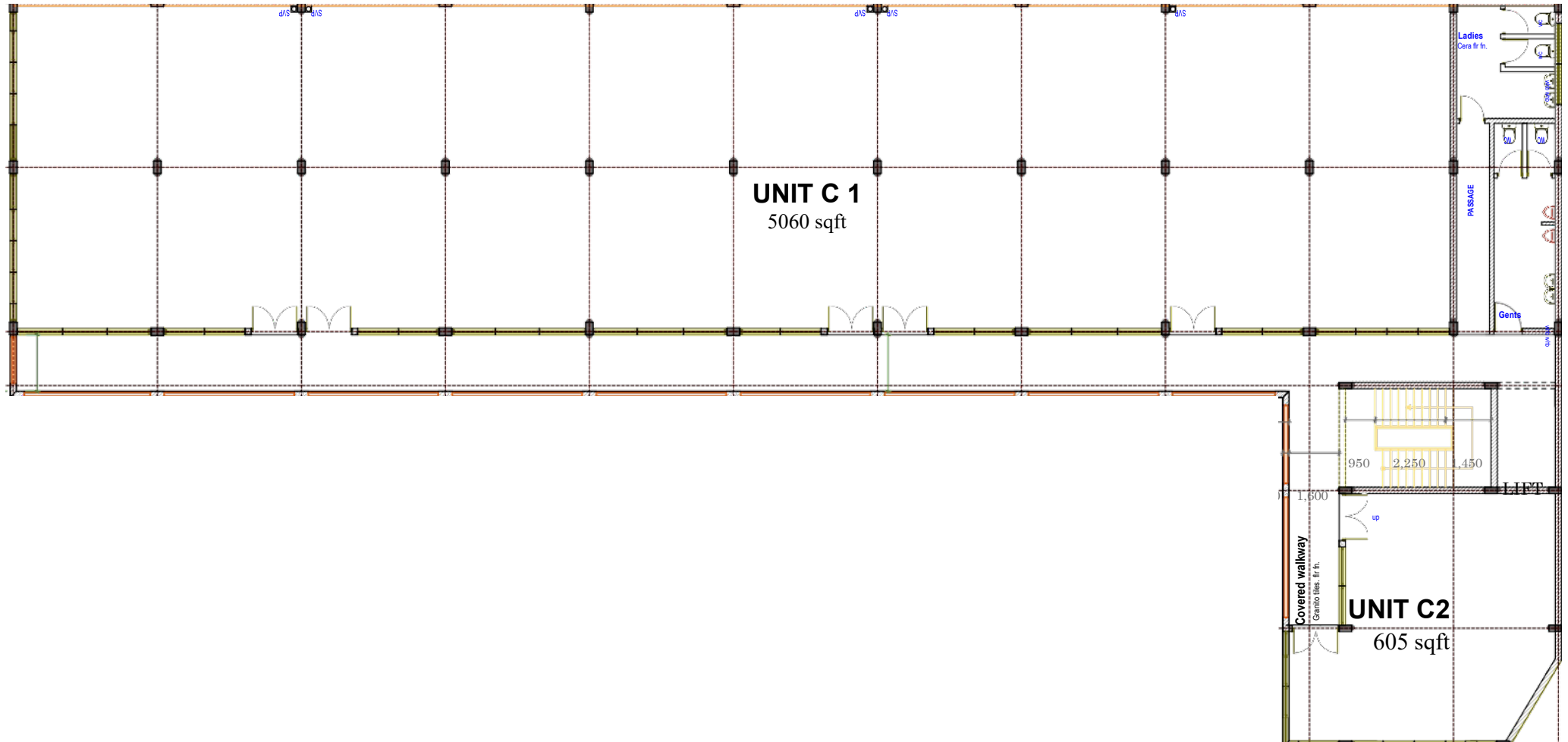
FLOOR PLANS - GROUND FLOOR



FLOOR PLANS - FIRST FLOOR



FLOOR PLANS - SECOND FLOOR



SPECIFICATION / AMENITIES

The Peakplace specification include;

- ✔ Full chain amenities for businesses such as Hospitals, Banks, Restaurants, Offices.
- ✔ Fire detection and alarm systems.
- ✔ Provision for fibre optic cable, AP hot spots to provide Wi-fi access.

ULTRA CONTEMPORARY DESIGN

The shopping complex adopts a modern contemporary layout with Ceramic floors, modern washrooms.

Apart from the motivational and mood-enhancing benefits, the green plush gardens and external factors significantly promotes natural ventilation within the building.

EXCELLENT TENANT - PARKING RATIOS

Unlimited Open parking so that Tenants, Visitors and Staff needs are accommodated comfortably and securely.

EASE OF ACCESS

The Peakplace has been designed to ensure efficient and unhampered flow of occupants and services. Special provision has been made to provide for easy access for the elderly and those with physical disabilities. This includes one high speed passenger lift.

The shopping complex is also accessible by pedestrians and motorists alike as it sits right by the roadside on Nanyuki highway along Nairobi – Nanyuki Highway.



SEAMLESS AUTOMATED SECURITY

- ✔ Significant emphasis has also been placed on ensuring that the tenants and shoppers are safe and secure
- ✔ The Peakplace has enabled the access control, surveillance, threat detection, screening alerts and communications across the development into a single virtual system.
- ✔ The security systems include components such as surveillance cameras, under-vehicle surveillance system and explosive trace detectors.
- ✔ Safety has been prioritized with provision of defined fire exits, modern fire-fighting equipment, emergency alarm system and sprinkler systems.

COST EFFICIENCY

- ✔ Open plan spaces that allow efficient and flexible planning of office and retail spaces.
- ✔ Cross ventilation and natural lighting that present a pleasant fresh working environment and reduces cost of consumption of energy through less reliance on air conditioning and artificial lighting.
- ✔ LED lighting and motion sensors in common areas for reduced energy consumption.
- ✔ Green concepts integrated in the building designs for efficient performance of the building.



FIRST CLASS FACILITIES

- ✔ 1 - 150KVA synchronized back-up generator.
- ✔ 1 High speed passenger lift.
- ✔ Disability access and facilities provision.
- ✔ Provision of ICT and fiber backbone infrastructure.
- ✔ Provision for private washrooms for executive offices.

PREMIER FINISHES

- ✔ Premier finishes on lift lobbies, staircase and washrooms.
- ✔ Well laid amenities, washrooms.

CONVENIENCE & AMBIENCE

- ✔ Ample parking spaces.
- ✔ Easy access via both public and private transport from the Nairobi CBD and major business addresses.
- ✔ Provision for convenience retail services including banking halls, quick shops and modern onsite cafe.



SUSTAINABILITY

- ✔ Natural lighting & cooling created by high-performance glass.
- ✔ Water accumulation & recycling through rainwater collection & conversion systems in the lavatories.
- ✔ Eco friendly construction materials





FOR FURTHER INFORMATION AND VIEWING ARRANGEMENTS, PLEASE CONTACT:-

Steve Wangare
0110345063 | Info@peak-place.com

DISCLAIMER

Peak Place give notice that:

1. The information contained herein does not constitute binding terms of any agreement between Peak Place and any potential tenant or operating partner. Such terms would be drawn as a formal legal document mutually executed by the parties involved.
2. No warranties are made as to the accuracy of any descriptions and/or other details and such the information given herein is subject to errors, omissions, changes of price, varying data or withdrawal without notice.
3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.



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-  Peak Place, Nanyuki
-  0110345063
-  info@peak-place.com
-  www.peak-place.com
-  @peakplace1
-  @peakplace

THANK YOU