



BABA DOGO, RUARAKA

Your Ideal Business Address



A DCL Signature Project



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FIRE HOSE



INTRODUCING **EMPIRE** **BUSINESS PARK**

Empire Business Park is a warehouse development off Baba Dogo Road in Ruaraka whose construction is set to begin.

This project is designed to suit medium to large-sized industrial and trading enterprises that are looking for quality warehouses to set up their operations.

This business park is conveniently located, being just 20 mins from Parklands and Nairobi CBD. It is also against the typical flow of traffic and less congested than other industrial zones like Industrial Area.

The area is very popular among manufacturers and distributors, due to its close proximity to major commercial centers in Nairobi, as well as the two major transport links in Nairobi: Thika highway and Mombasa Road (via Outer Ring Road.)

The project consists of 46 Units:
Godowns of 11,696 Sq.ft and 7,530 Sq.ft



LOCATION

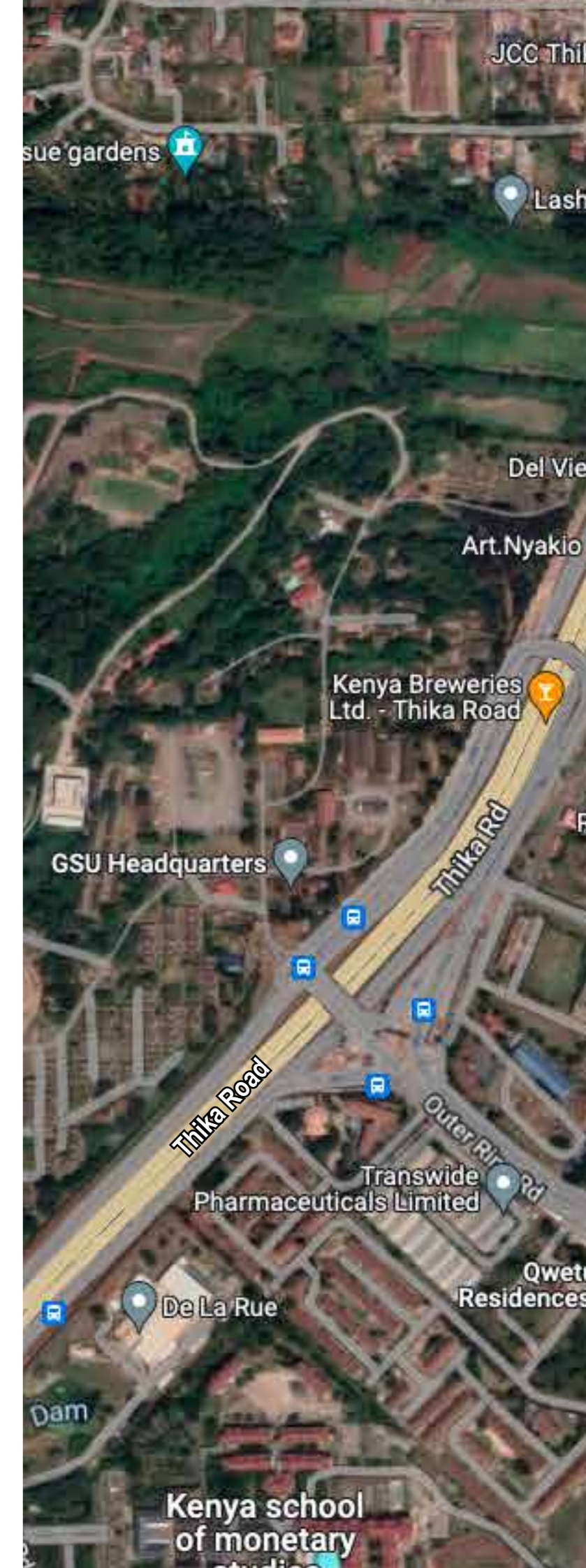
It's all about Location

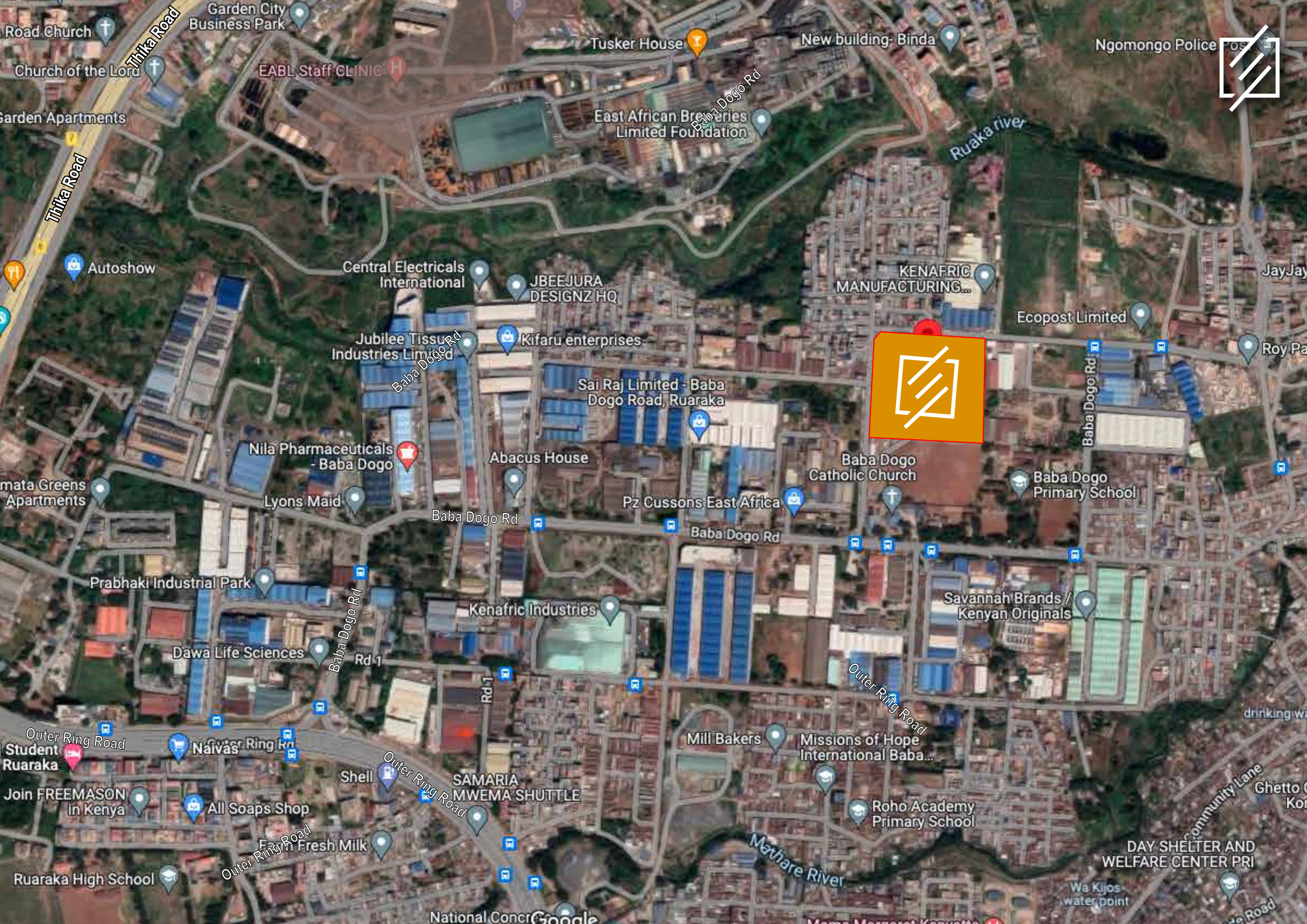
In a nutshell, location, location, location means real estate can experience large increases or decreases in value due to nothing other than their location. The saying's repeated three times for emphasis, and it is the number one rule in real estate, while also often the most overlooked.

With Outer Ring Road now connected to Mombasa road and the Thika SuperHighway, Ruaraka is set to become the ideal central destination for warehousing.

Connection times:

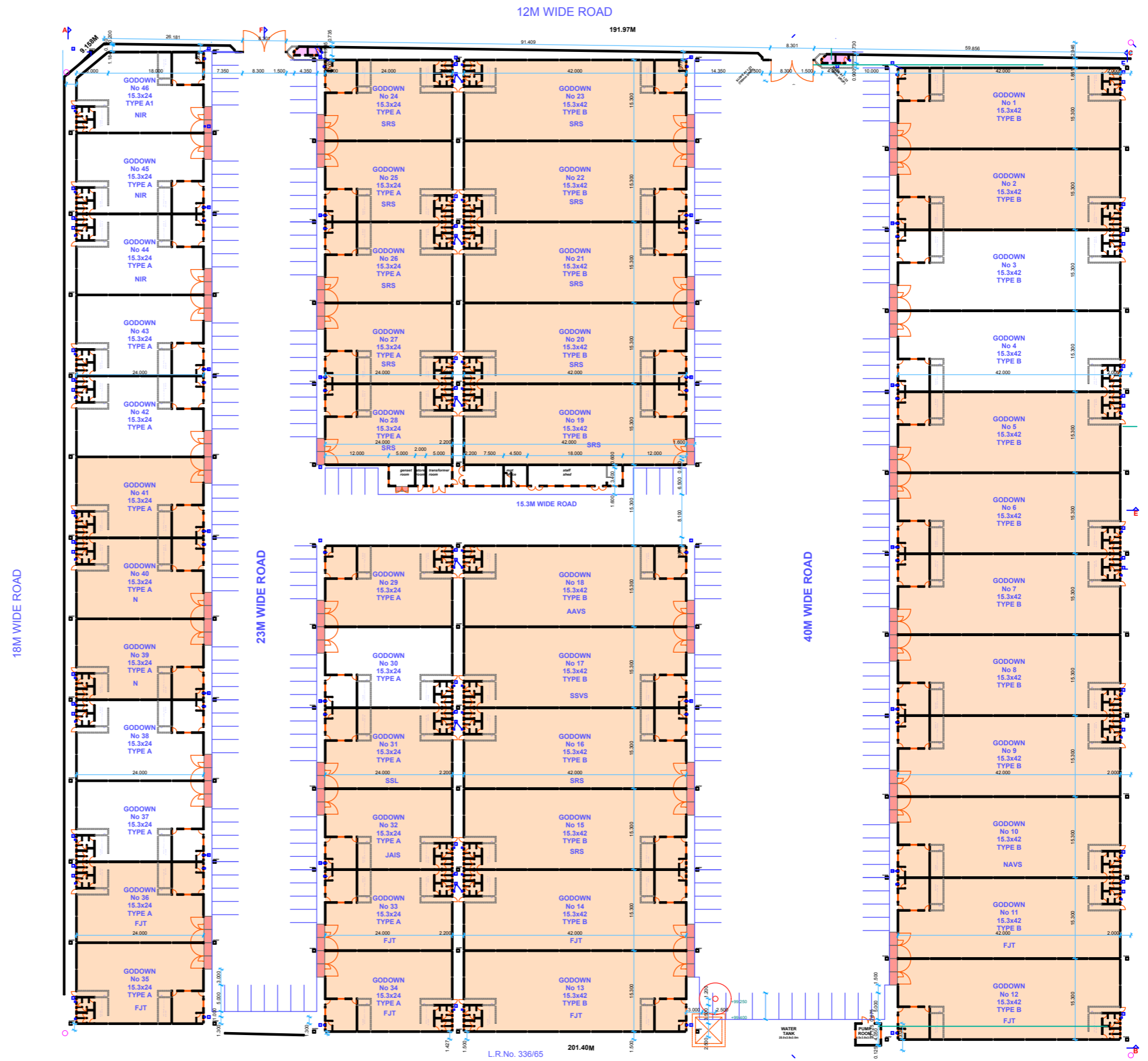
To Thika SuperHighway	: 8mins (2kms)
Sarit Centre Westlands	: 24 mins (11km)
CBD Nairobi	: 25 mins (9km)
Mombasa Road (Embakasi)	: 18mins (13 km)





DESIGN

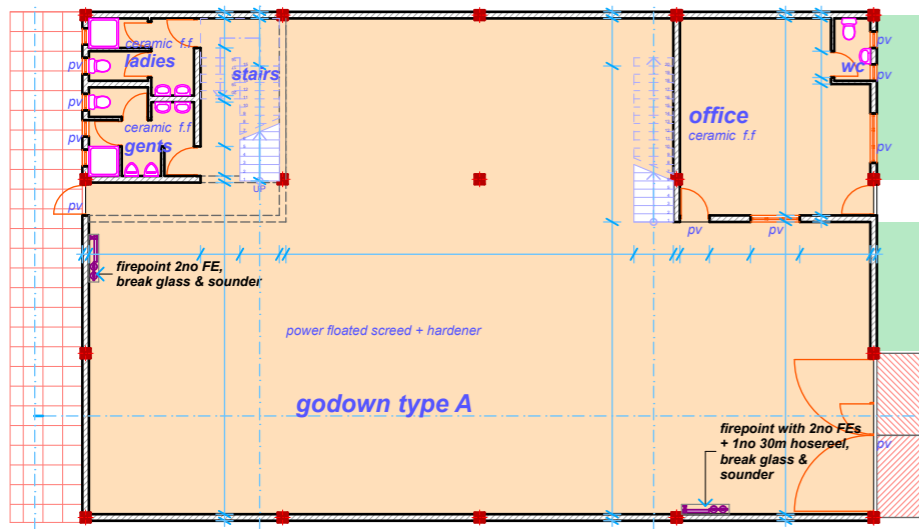
Site Plan



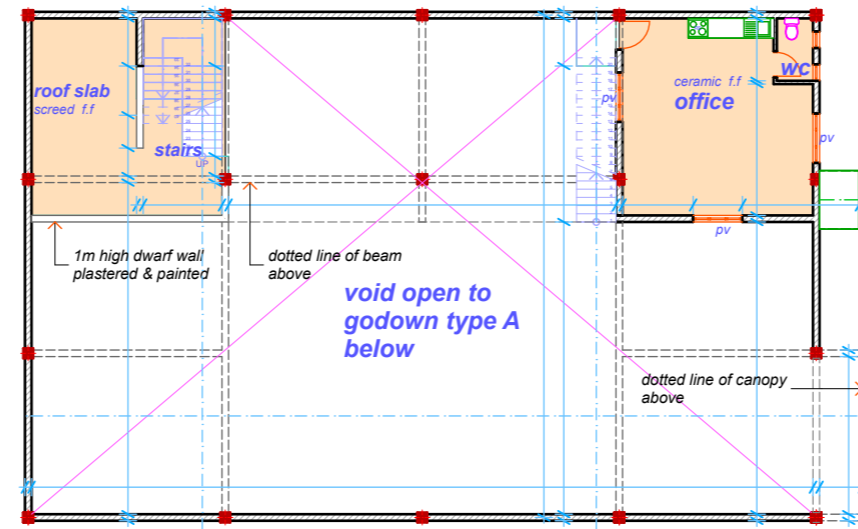
Floor Plans



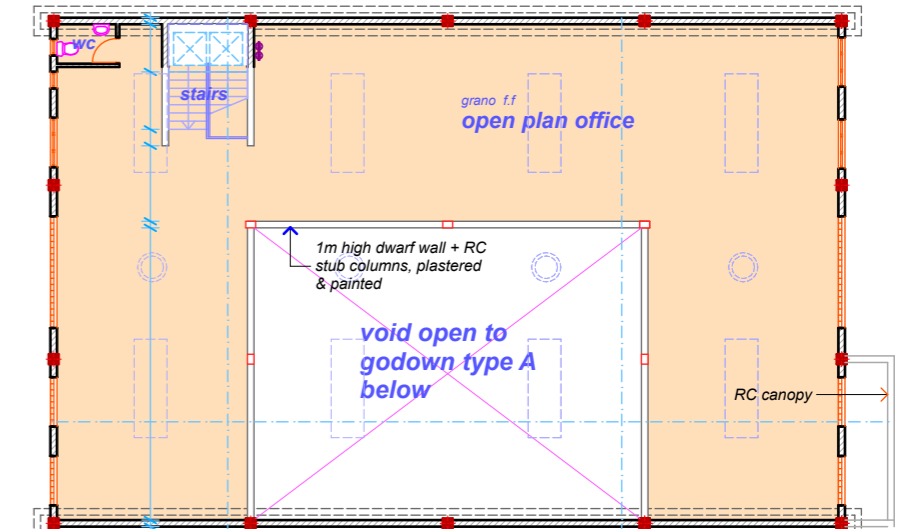
Type A



ground floor plan (+0.00)
scale 1:200 (Godown Type A) Area 367.20sqm

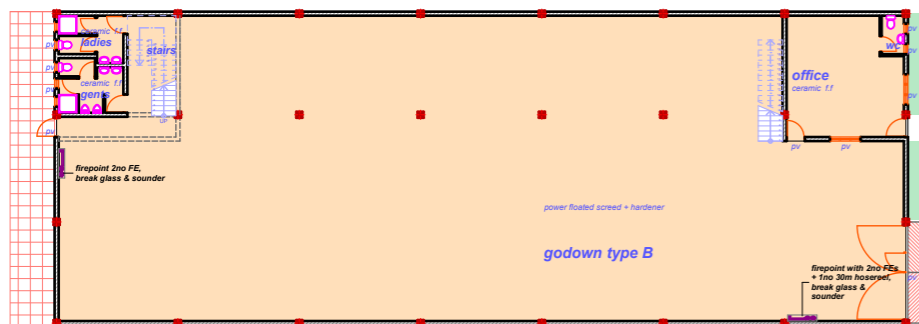


mezzanine floor plan (+3.00)
scale 1:200 (Godown Type A) Area 74.40sqm

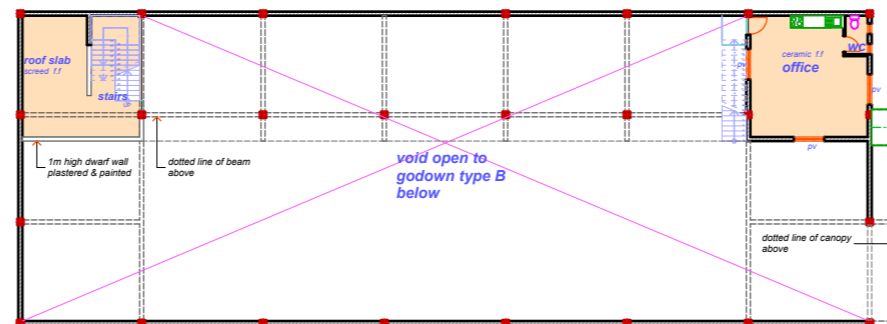


first floor plan (+6.00)
scale 1:200 (Godown Type A) Area 258.00sqm

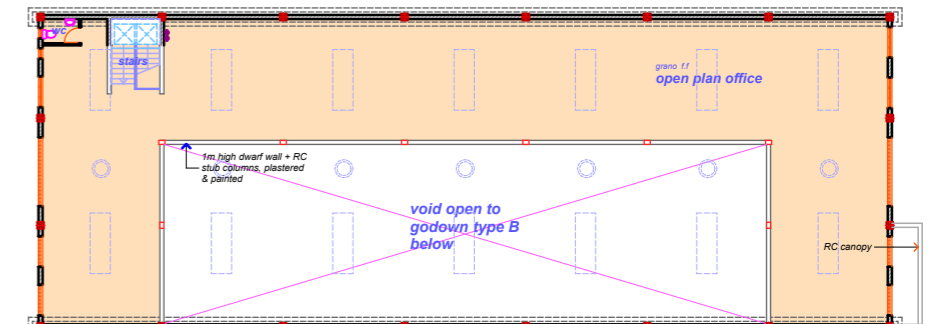
Type B



ground floor plan (+0.00)
scale 1:200 (Godown Type B) Area 642.60sqm



mezzanine floor plan (+3.00)
scale 1:200 (Godown Type B) Area 74.40sqm



first floor plan (+6.00)
scale 1:200 (Godown Type B) Area 369.60sqm

YOUR IDEAL BUSINESS ADDRESS

Details of the Development

We've sorted the location now lets focus on the design. Empire Business Park is designed to provide the optimum warehousing space.

- 9.5 acres plot with a separate gate entry and exit system.
 - The 40m roads between the warehouses allows for easy traffic flows, with sufficient turning points.
 - The internal driveways are made with medium and heavy duty cabros correctly sloped to drain water.
 - Fully walled with electric fence.
 - Internal and Perimeter CCTV provides excellent theft deterrence.
 - The management office and security office at the entrance allows for quick responses to issues and controlled security.
 - A common staff canteen for the business park
 - There is a common borehole with underground and overhead water tanks.
 - Street lighting is also supported by common generator.
 - Service charge is based on the ground floor plinth area – investors can increase the area within the warehouse.
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Details of the Godown

- Godowns of 11,696 sq.ft and 7,530 sq.ft
 - Need more Space? The walls between two warehouses can be partially or fully brought down to suit your requirements.
 - Top grade Thermal insulation system in all godowns.
 - All lighting within the warehouse is LED.
 - The insulated roof, clear sheets (with grill) at measured intervals and cyclones allow for natural light and ventilation.
 - Mezzanine floor weight allowance 500 kg/sqm.
 - Fire exits to all godowns.
 - Eaves Height 9m.
 - Each warehouse gets 4 dedicated parkings in front of the warehouse.
 - Each warehouse will have an individual KPLC meter and 3 phase power.
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Your Ideal Business
Address



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