

**IKOYI
TOWER
FOR SALE
BY
OKUFRANK
& CO.**



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PROJECT DESCRIPTION

One Commercial Building consisting of 15 floors of office spaces inclusive of the Ground Floor, each floor measuring approximately 962 square meters together with facilities for a total of 14,614 Square Meters.

The property has the following facilities:

293 car parking lots

- Ground Floor parking spaces (68 car parks);*
- Basement parking (67 car parks);*
- Set back Space Car Parks (13 car parks);*
- Neighbouring Property Parking (145 car parks);*

4 Panoramic mitsulift elevators – Capacity:11 passengers each, Load: 825kg, Speed: 2.50m/s. Controlled by the BMS;

Cafeteria/coffee shop on Ground Floor with 60 seats managed by an international caterer;

4 Synchronized CAT Generators Set (3 units at 810KVA and one for 550KVA);

Air Conditioners – 3 synchronized chillers, 240 tons each (Daikin) to serve the tower. 2 standby and 1 backup;

CCTV – Available all over the complex including security post/room;

Water treatment plants;

Smoke detectors;

Fire fighting system – sprinklers, Fire Telephone System, voice Evacuation System;

Access Control System ;

Data Network;

PROJECT DESCRIPTION

- UPS network and Voice Network with a Digital PABX/Satellite;*
- All entrances/ Escapes & Technical Steel or wood doors are fire rated;*
- BMS/ Building Management System that controls Pumps, Chillers, Lifts, Public Lights, Fire Detection, elevators, diesel levels;*
- Sewage Treatment Plant, Water Treatment Plant, Fire Fighting Pump, Control Room, Drivers' Room, Maintenance Room, Public Toilets in the basement;*
- The Tower is serviced by a car Access to the basement & to the ground floor & Pedestrian Access Gate;*
- The Tower has 2 BMU/Building Maintenance Unit;*
- Each floor has a reception & access control to enter offices through a magnetic card or code;*
- Façade: Curtain Glass and Stone Cladding;*
- Access Control Equipment; Baggage scanners, Metal detectors and Turnstiles;*
- Roof Space contains: 3 units of one bedroom studios for the maintenance team; 1 main kitchen; laundry and washing room;*
- 1 Transformer that supply the tower of 1MVA;*
- All electrical and Mechanical fittings, cables and installations are of first call European quality.*
- Each Floor has Executive toilets with kitchenette equipped with fridge, electric cooker and cabinets plus male & female toilets;*
- State of the art Granite finishing for internal lobbies walls and floors;*

OCCUPANCY

✓ *The Tower is owned by a "Corporate ENTITY"*

✓ *The tower tenants are credible multinational companies*

✓ *The tower occupancy rate is 87%;*

✓ *The tower is managed and run by a team of professionals who have a vast experience in the construction segment.*

✓ *TITLE: REGISTERED DEED OF ASSIGNMENT*

✓ *UNEXPIRED TENURE: 73 YEARS.*

✓ *LAND SIZE: 2,400 SQUARE METRES*

✓ *YEAR OF CONSTRUCTION: 2017.*

✓ *YEARLY RENTALS: MINIMUM OF 9 MILLION DOLLARS.*

✓ *PRICE: PLEASE CALL ANY OF THE NUMBERS BELOW.*

NAVIGATION

The Tower is strategically located off Kingsway Road or Alfred Rewane (Kingsway) Road which is at the heart of old Ikoyi Lagos, Nigeria.

The Tower is strategically located as it has a direct get away from the Island itself and smooth access into other parts of Ikoyi, Lekki and beyond...

The immediate environment of the property harbors Golden Gate restaurant, telecoms offices, multinational companies, Southern Sun hotel, The George Hotel, The place restaurant, Ikoyi Club and others.

*** THE TOWERS-
PHOTOS**

RECEPTION





NEW YORK

LAGOS

LONDON

LIFT LOBBY

LIFT LOBBY





COFFEE SHOP



MAIN ENTRANCE

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CONTROL ROOM



CHILLERS



WATER PUMPS AND TREATMENT ROOM



AIR HANDLING UNIT



HIGH VOLTAGE CONTROL PANEL



BUILDING MANAGEMENT SYSTEM

BMS systems are “Intelligent” microprocessor based controller networks installed to monitor and control a buildings technical systems and services such as air conditioning, ventilation, lighting and hydraulics.

- More specifically they link the functionality of individual pieces of building equipment so that they operate as one complete integrated system.



BUILDING MAINTANANCE UNIT

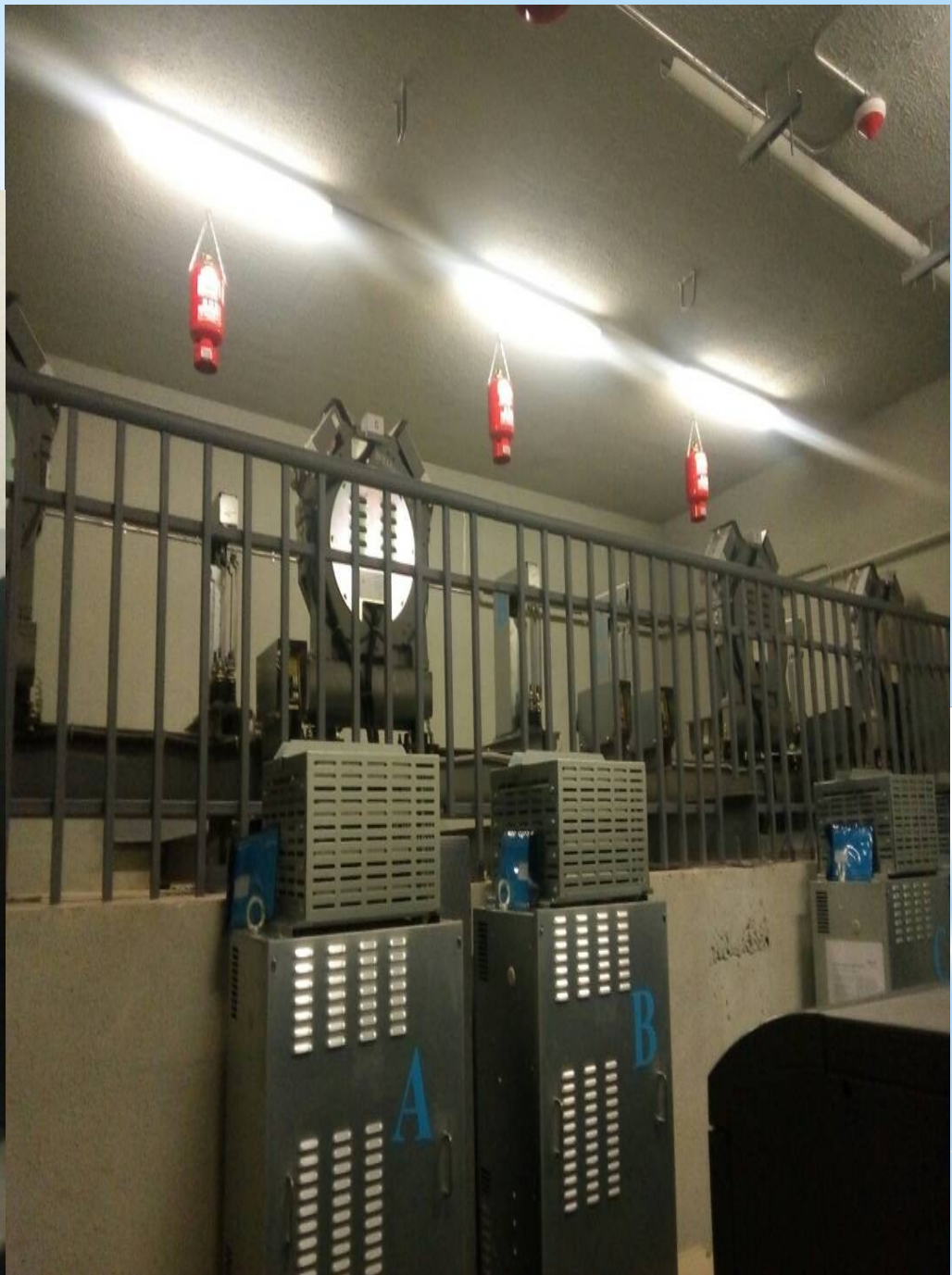
The building maintenance unit (BMU) is mounted permanently at roof level, the BMU is the safest and most complete form of suspended access system, providing full lateral, horizontal and vertical movement of the working platform. Mitsubishi BMUs provide hoisting heights that complete the building facade cleaning at all length.

The cradles have a typical working load limit of 250kg, although additional loads can be designed into the systems to facilitate glass replacement winches for future maintenance of the building.

ELECTRICAL ROOM

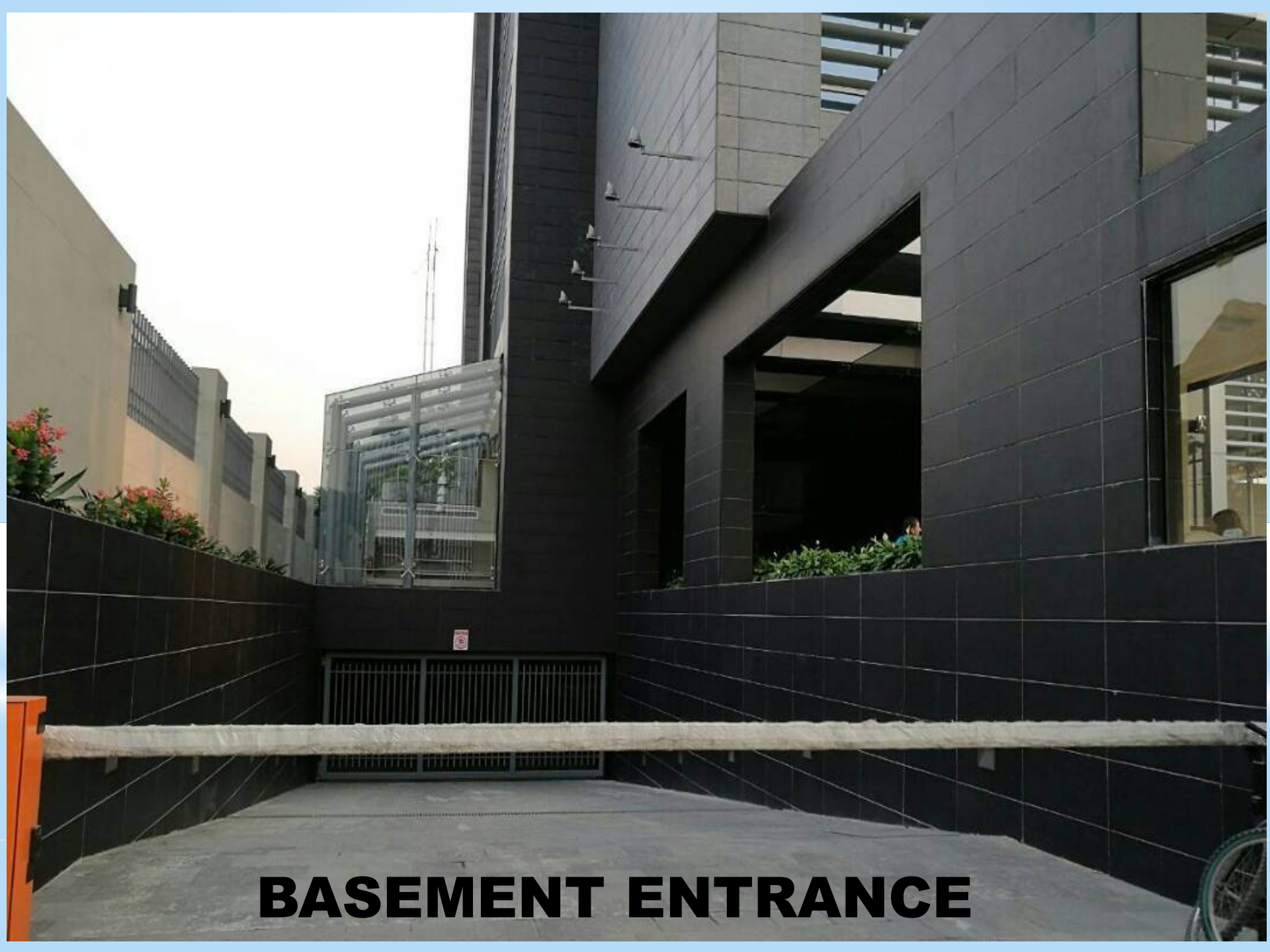


LIFT CONTROL UNIT AND UPS



Parking





BASEMENT ENTRANCE

Extra Parking



AERIAL VIEW - KINGSWAY ROAD

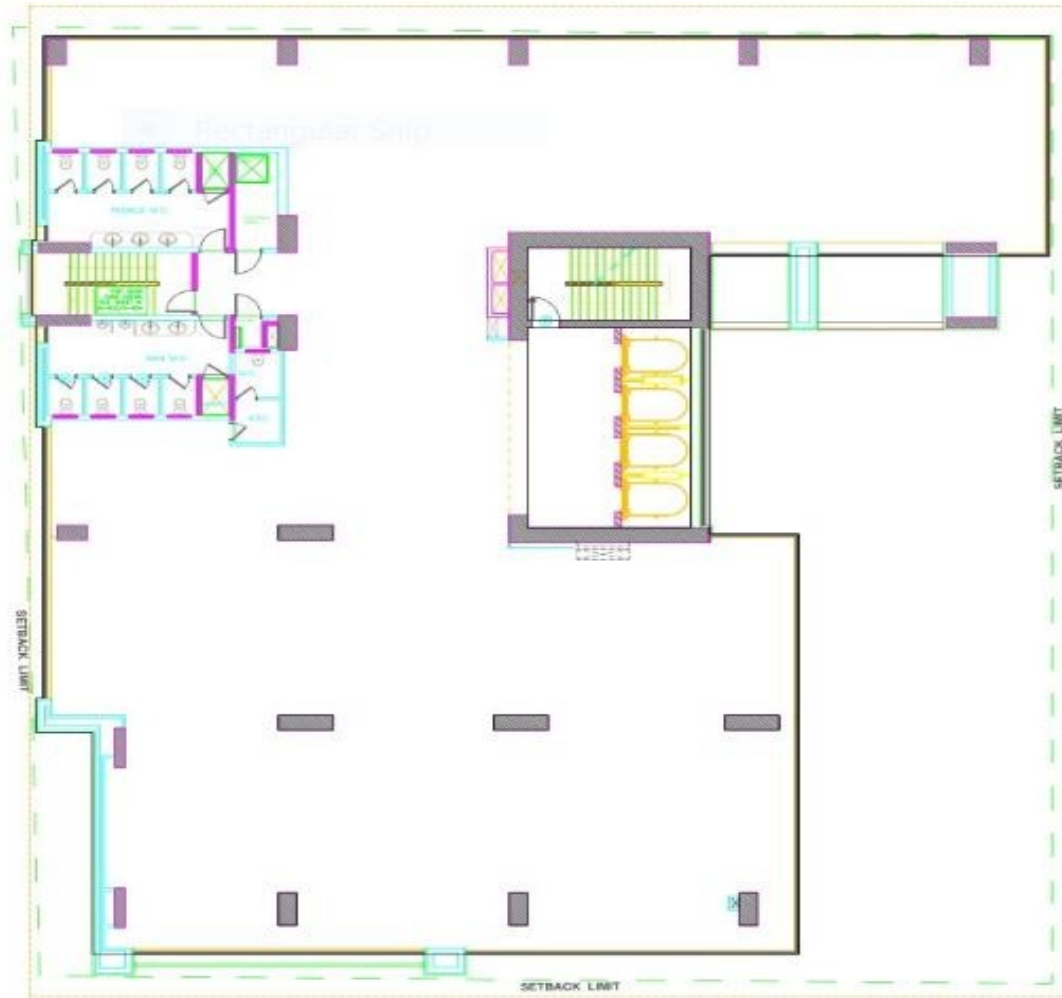


AERIAL VIEW KINGSWAY ROAD

North-West View



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

FOR DETAILED INFORMATION ON SALE:

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