

# Working a Le'Mac

## Level 1-6

Le'Mac offers six floors of commercial and showroom space, these entranced through a grand reception and lobby. Office suites start from 147 Sq meters and benefit from the Le'Mac internal environment and recreation facilities, as well as the greater ambiance of Westlands.

Le'Mac will formidably put Nairobi on the business map, with world-class office space in the lively Westlands suburb. With banking facilities on the ground floor and a variety of office users above, working at Le'Mac will set a new trend for office users, all this in a serene environment created by the design team.

The offices at Le'Mac are designed to suit a variety of needs entranced that will make a quality first impression for businesses.

Le'Mac will indeed emerge as a one-stop solution for its occupants.

Level 1 & 2: Kshs. 12,500 per Sq.Ft. plus Kshs. 900,000 per car park.

	View	Gross Size (Sq. ft.)	Actual Size (sq.ft)	Parking	Price in Kshs (inclusive of car parks)
Suite 1	City View & Westlands	2055	1786	3	28,387,500
Suite 2	City View	2765	2404	4	38,162,500
Suite 3	City View & Rhapta	1818	1581	3	25,425,000
Suite 4	Lavington & Rhapta View	2292	1993	3	31,350,000
Suite 5	Lavington View	2905	2526	4	39,912,500
Suite 6	Lavington and Westlands	2335	2030	3	31,887,500

**\*Pricing is subject to VAT**

**Commercial space payment terms**

**20% deposit, 70% payable in installments during construction, 10% on completion**

**\*All amounts paid can be refunded in full if cancellation is before signing of the sale agreement. All such refunds should be requested in writing and shall be issued in the purchaser name(s) stated on the letter of offer regardless of the source of funds.**

## **Construction, Commencement and Completion**

**Construction is expected to commence in the first quarter of 2013 and complete approximately two and a half years later.**

## **Other Costs**

**Stamp Duty: 4% of the purchase price**

**Legal fees: Approximately 0.75% of the purchase price plus VAT as portion of the legal fees.**

**Share capital for the Management Company - 150,000/=.**

**Utilities Deposit - 50,000/=**

**Service charge: Kshs 20-25 per sq.ft.**

**Service charge deposit - 3 month's deposit**

**Service charge advance - 3 month's advance**