



High quality shared working space.

*Knowing that you have guaranteed parking for you and your customers will give you a comparative upper hand in any business.*

by having offices on an easily accessible public transport line so that staff don't have to make more than one line change.

Once you have identified your location, be sensitive of the standard and quality of the building you are going to occupy. No matter how nice your office is, if it is housed in a rundown building, or has tenants that are below your company image standards, you are going to be adversely affected. A specific example of selection criteria, is that the quality of the lobby area. This is important as this reflects on your business. Shared areas such as washrooms also have to be up to par with the projected business image.

Provision of amenities in the building must be verified before purchase. Investigate the water and electrical supply situation. This information is best retrieved from existing tenants, as they speak from experience and will often give you the truth of the matter. Generators are becoming a necessity for commercial developments in Nairobi. Because of seasonal rationing and unexpected blackouts; not having

power backup can cripple commercial output.

Your commercial space should have the appropriate fire escapes and precautions in relation to number of occupants and size of space. These are standard codes and regulations that should be enforced local planning authorities.

Parking is an often overlooked and very crucial aspect. Knowing that you have guaranteed parking for you and your customers will give you a com-



Ample Parking

parative upper hand in any business.

When choosing office space there is a few factors that increase the quality of working conditions. Natural lighting greatly enhances working condition (with the exception of specific trades like chemical laboratories and U.V sensitive crafts)

This has to be carefully considered as direct sunlight can have adverse effects, where by ambient temperatures need constant cooling which incur great costs. A rule of thumb is if main windows are on or close to being the east west axis you get sunlight all day long while not having it penetrate deep into the building.

Natural cross ventilation is of great benefit. This means you will be able to cool the space manually and have fresh free flowing air, which greatly enhances working conditions.

Having put into consideration all the above factors you will be making well informed Commercial Real Estate purchase.

And don't forget once you have the space, put aside an appropriate budget for interior design.

The subject of interior design will be covered exhaustively in a future issue.

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