



Heritage Place





Heritage Place is a world-class development situated in Lagos's commercial and retail area, and just a few minutes walk from the most important venues in the city.

This ultra-modern, eco-friendly building is Nigeria's most advanced development, employing the latest building principles and state-of-the-art finishes.

Heritage Place is set to become one of Lagos's most recognisable and accessible buildings.

A world-class project team assembled by a consortium led by Actis. Development Management role overseen by Laurus Development Partners and Primrose Development Company.

This beautiful, meticulously designed building will be a landmark development in Lagos and the first environmentally certified commercial building in the city.

Comprising 15,600 sq m of office space over eight floors, the large floor plates offer great flexibility and efficiency to the modern occupier and are fitted to internationally recognised Grade A standards, available from 450 sq m to 2,000 sq m. They are serviced by a double-height reception, meeting and dining area on the ground floor and over 350 private car parking spaces.

Situated at the crossroads of Lugard Avenue and Kingsway Road, this will be a stand-out building in the heart of Ikoyi.

The iconic design, prestigious address and bar-raising specification sets a new standard for Nigeria's architectural landscape. Heritage Place is synonymous with modern, smart, environmentally-aware business.

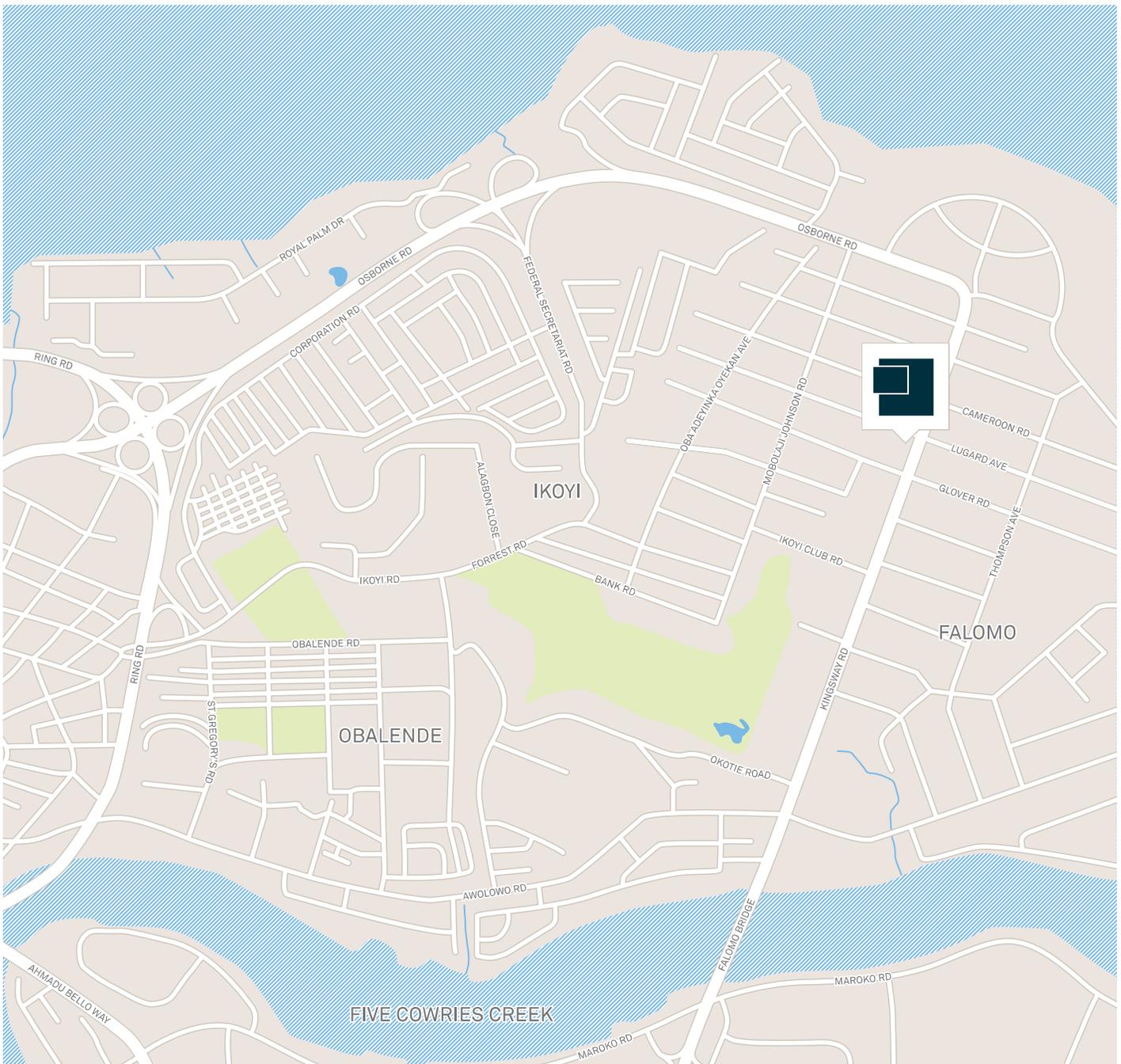
OVERVIEW

- 14 floors
- 8 floors rentable office
- 5 floors for on-site parking
- Flexible office space from 450 sq m
- LEED certified
- Raised floors & suspended ceilings
- High space efficiency
- Reception area
- Meeting rooms
- Café/coffee shop
- Plaza
- Large floor plate – up to 2,000 sq m
- Floor plan divisible into four tenancies
- 6 passenger lifts
- 1 goods lift



Heritage Place sits in a prime location in Lagos, safely situated at the crossroads of Lugard Avenue and Kingsway Road.

It is within easy reach of Lagos's finest amenities and only 45 minutes drive from the city's international airport, Murtala Muhammed.



LOCAL OCCUPIERS

The local area, Ikoyi, is known for its smart residential streets and high-end retail.

Hotels

- Southern Sun
- Wheatbaker
- Protea
- Moorhouse Sofitel

Recreation

- Ikoyi Club
- Boat Club
- Polo Club

Retailers

- The Palms
- Ikeja City Mall

Residential

- Park View Estate
- Osborne Estate
- Banana Island

DESIGN

- Grade A offices
- Green credentials
- Ample car parking (350 spaces) integrated into the building and a spacious ground floor, comprising meeting rooms and a restaurant area
- Combining tradition with pioneering green solutions, Heritage Place has been designed by award-winning UK architect Capita Symonds
- Façade design incorporates wall insulation and double glazing to the highest sustainable specifications
- Flexible office space from 450 sq m
- High space efficiency to reduce cost per head
- Floor plans divisible into four tenancies
- Landscaped piazza with café, restaurant and other services for the office occupiers
- Large shaded public areas
- Five meter high ceiling on ground level lobby
- Sheltered car drop-off
- Six passenger lifts
- Large floor plate (2000 sq m)
- Tenant-dedicated external terraces
- High security access-control system with CCTV

- Provision for tenant-dedicated server room and pantry
- Provision for drivers' rooms
- Showers and changing rooms
- Raised floor and suspended ceiling for maximum flexibility
- Individual power meters for monitored consumption
- Low energy consumption to reduce operational costs
- Compliant with international health and safety standards
- Full fire sprinkler provision
- Professional property and facility management
- Dedicated parking lifts for increased security

TECHNICAL

- Full power redundancy from standby generators
- Generator diesel tanks to provide 7 days autonomous building operation
- Water storage to allow 4 days potable water storage
- Full capacity sprinkler water storage
- 10 litres per second of fresh air supply for each person
- Tenant dedicated risers









As the first commercial building to achieve LEED certification in both design and construction, Heritage Place applies cutting edge technology to fulfil not just today's environmental expectations, but tomorrow's too.

KEY FEATURES

- Water is recycled throughout: from rain water harvesting to water re-use in the irrigation of the gardens, condensate recovery from the building's cooling units and accurate control systems in the bathroom facilities to reduce wastage
- Automatic presence detectors and high-efficiency lighting reduce and resupply energy when and where it is needed
- The building's orientation maximises natural light and ventilation, and minimises solar exposure, reducing the energy requirements for cooling, heating and air quality systems
- High efficiency glazing and external thermal envelope also reduce demand on cooling requirements

GREEN FEATURES

- First environmentally certified commercial building in Nigeria
- LEED certified for both design and construction
- Between 30-40% reduction in energy use (compared to common practice building in Lagos)
- Use of natural light and natural ventilation (mixed mode) to minimise energy demand
- Sun pattern driven building orientation to minimise solar exposure and energy requirements for cooling
- Automatic presence detectors/sensors and high efficiency lighting
- High level of indoor air quality and occupants' thermal and visual comfort increased by ventilation rates, quality of materials and views out
- Heat recovery through centralised fresh air supply system (cooling)
- Potable water demand minimised through rain water harvesting and condensate recovery from cooling units

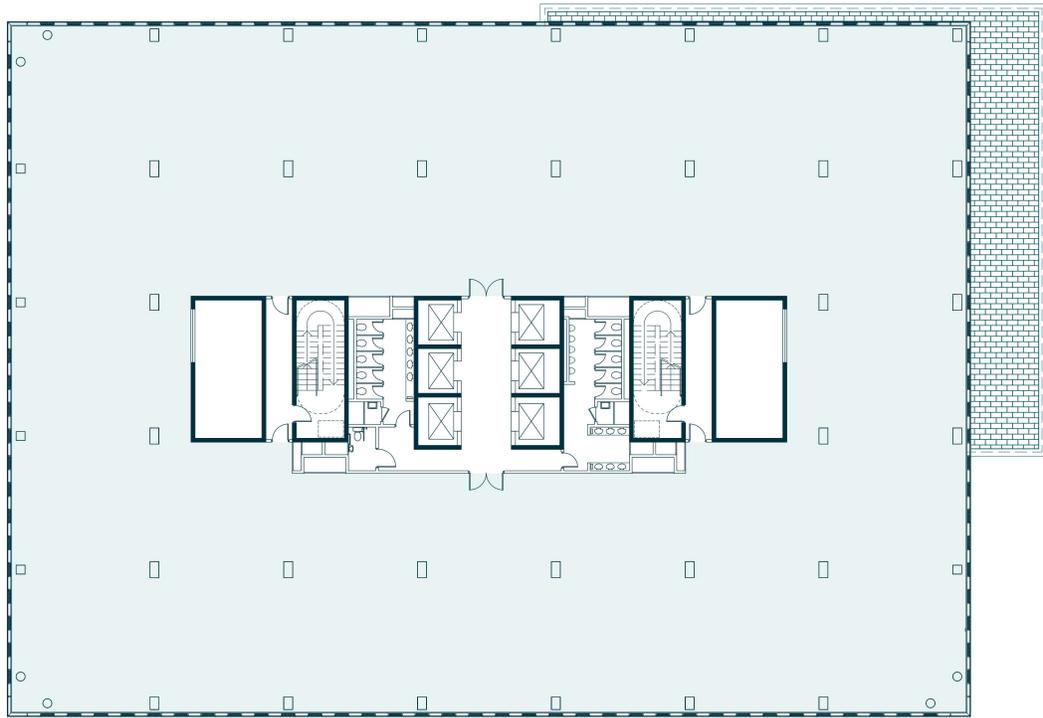
- Use of water harvested for toilet flushing and irrigation
- Motion sensor-controlled hand-wash basins and urinals contributing to reduced potable water demand
- Storm water attenuation to accommodate a one in twenty year storm
- Attenuation tank proposed to limit discharge/flow rates of foul and storm water to the local sewers in Lugard Road
- A number of sustainable approaches are being taken in the structural design
- Pulverised fuel ash* (PFA or fly ash) may be used as a cement replacement for part of the cement content

* PFA is recycled from power plants and has low embodied energy as well as being environmentally friendly.

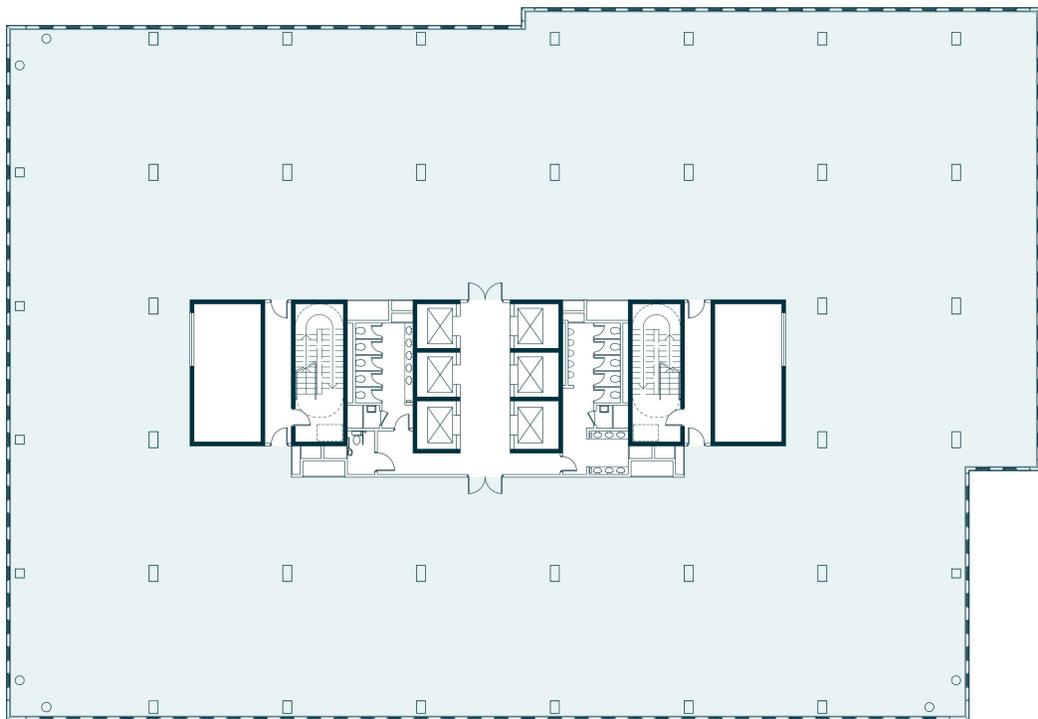
Floor	Usage	SQ M
Level 14	Roof	n/a
Level 13	Office	1,808
Level 12	Office	1,938
Level 11	Office	1,938
Level 10	Office	1,814
Level 09	Office	1,808
Level 08	Office	1,938
Level 07	Office	1,938
Level 06	Office	1,805
Level 05	Car park	-
Level 04	Car park	-
Level 03	Car park	-
Level 02	Car park	-
Level 01	Car park	-
Level 00	Reception	642
Total		15,631



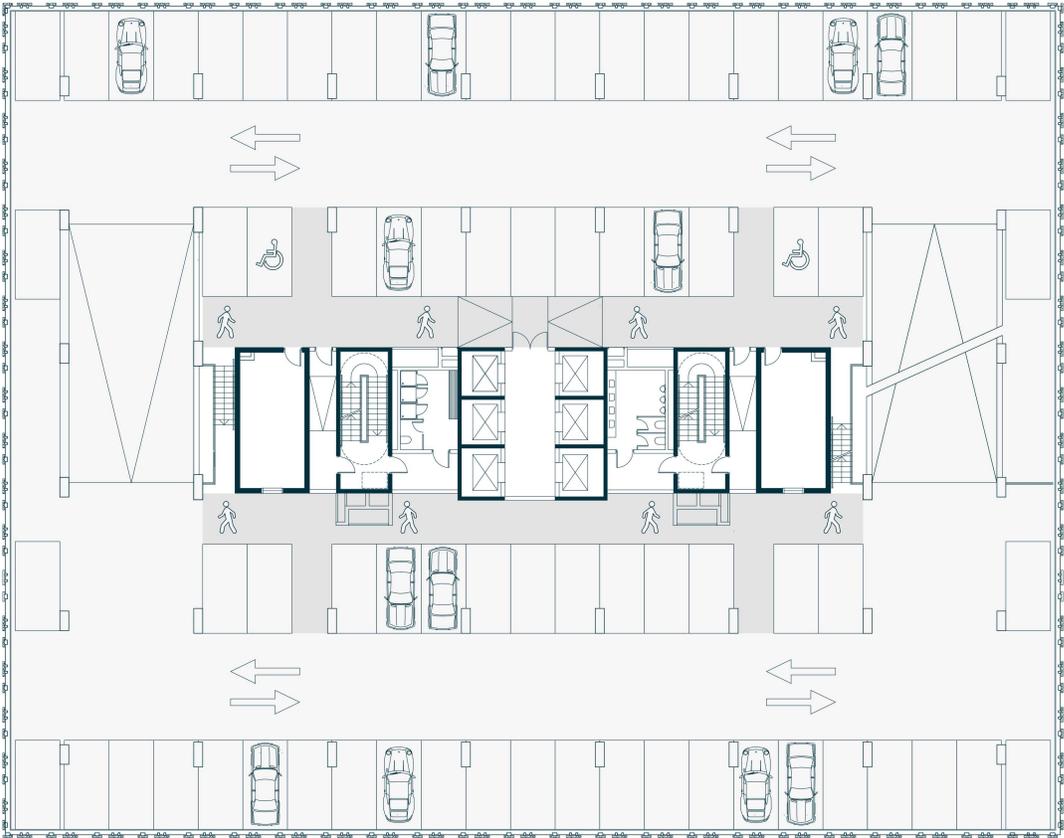
Typical lower
1,808 sq m



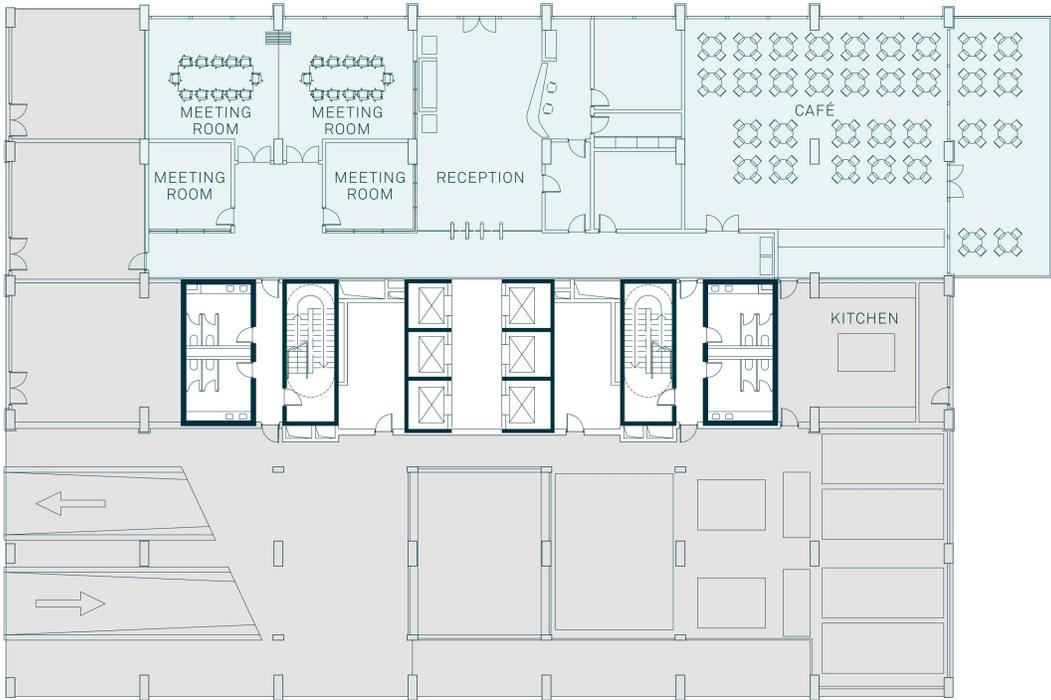
Typical upper
1,938 sq m



Typical car park



Ground floor

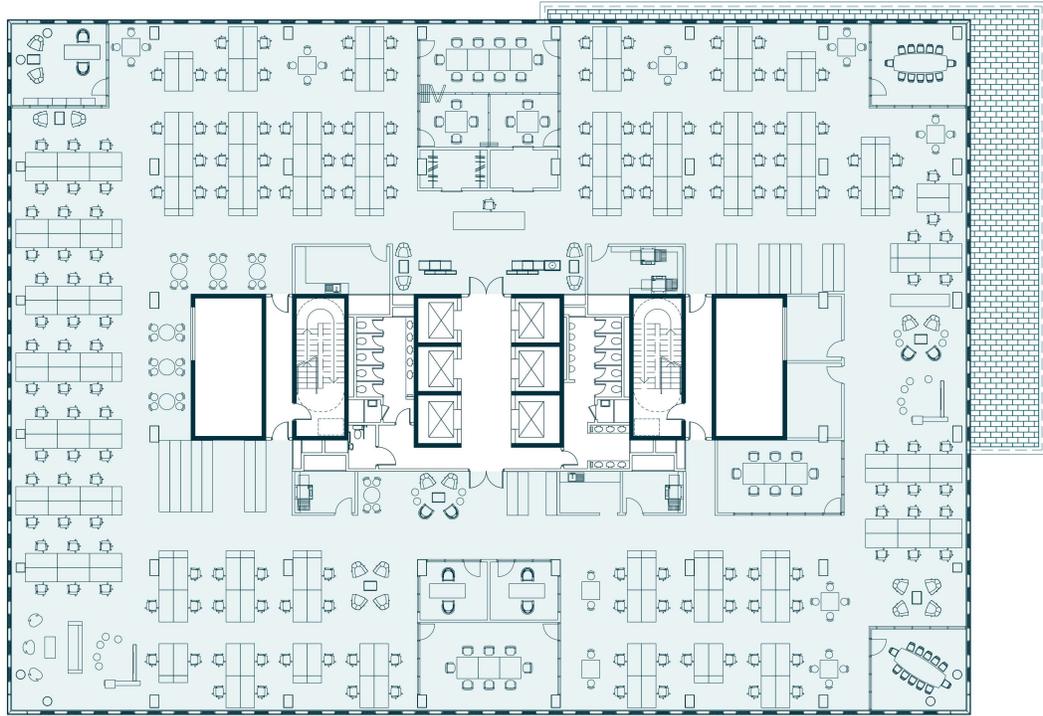


All areas are approximate and subject to verification

Total headcount: 247

Offices: 187

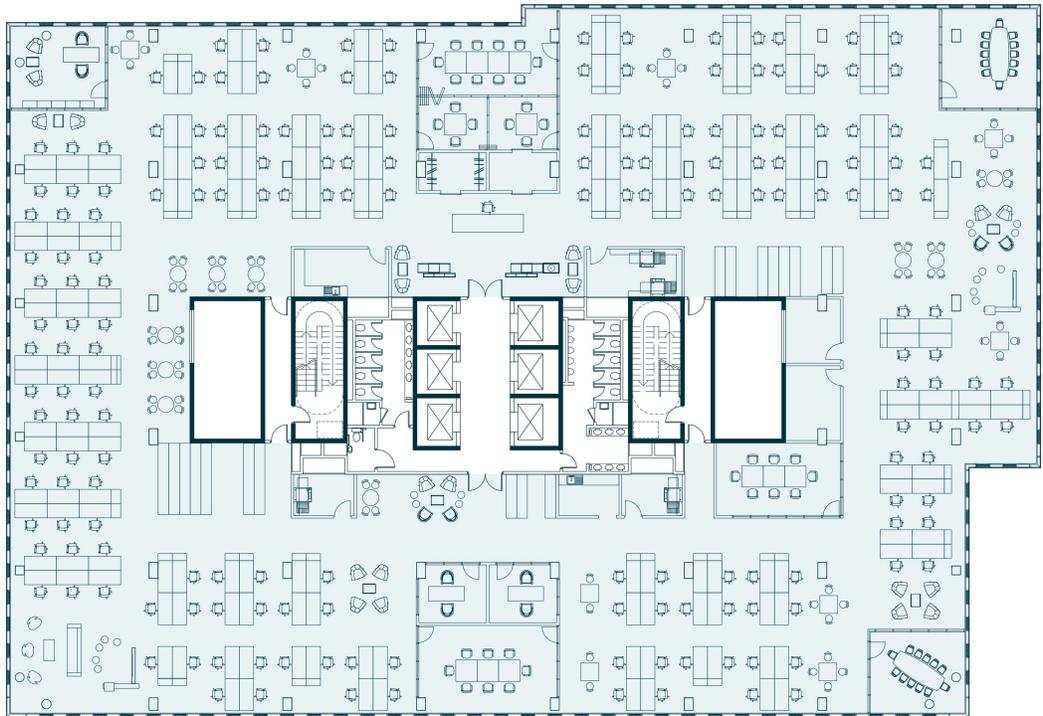
Meeting rooms: 60

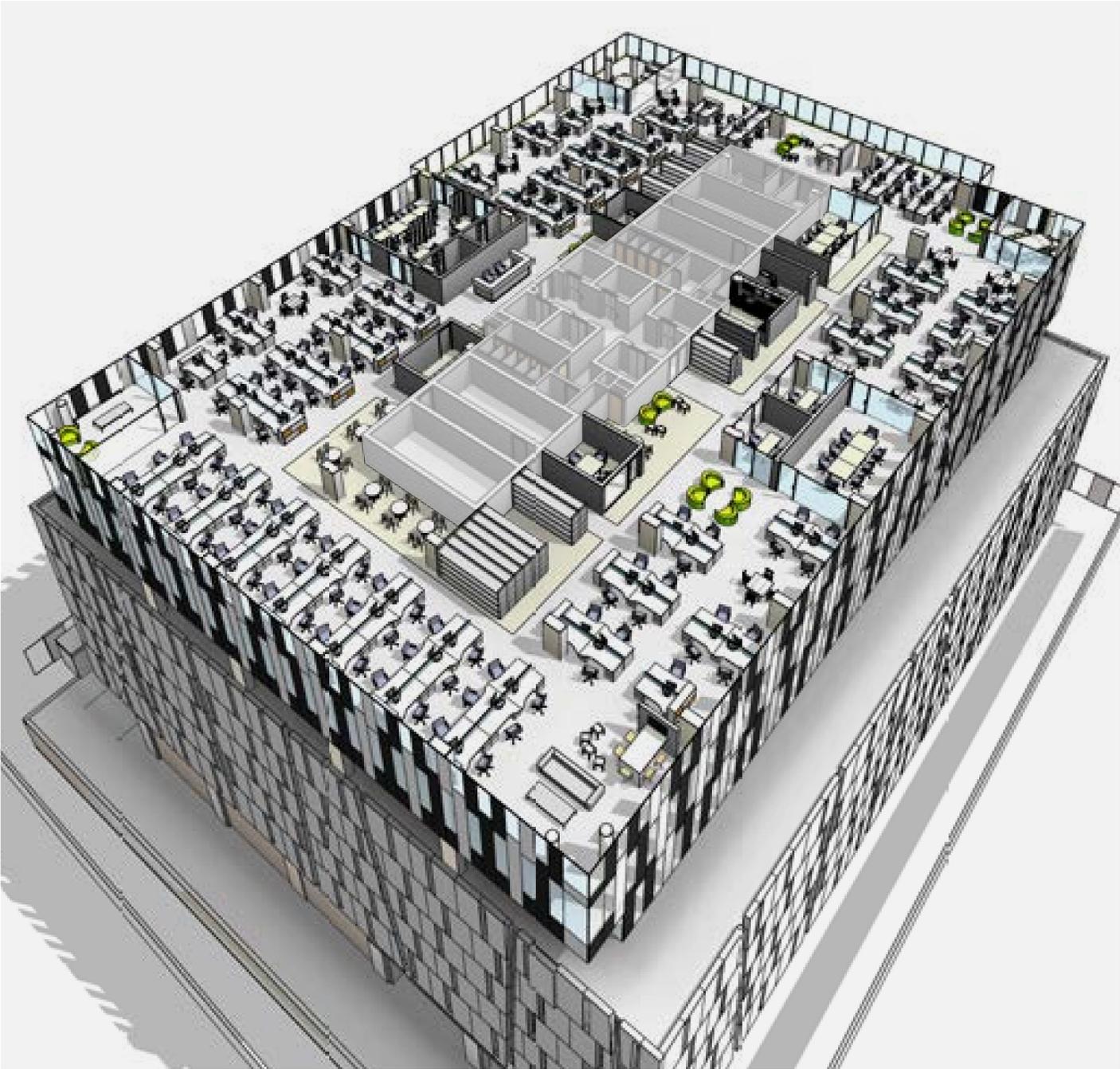


Total headcount: 257

Offices: 187

Meeting rooms: 70





14 floors
8 floors rentable office
5 floors for on-site parking
Flexible office space from 450 sq m
LEED certified
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Meeting rooms
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Plaza
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6 passenger lifts
1 goods lift

Office Building

The building is designed to be a category A fit-out standard

Planning Module and Structural Grid

Planning Module: 1.5m Structural Grid: 7.5m x 7.5m

Floor to Ceiling Height

2.70m

Raised Floor

Nominal raised floor zone: 150mm

Suspended Ceiling

Suspended demountable ceiling in all office areas with a 700mm deep ceiling zone including a 150mm lighting zone

Structural Slab to Structural Slab

4000mm

Superstructure

The superstructure is a combination of in-situ concrete floor slabs and internal columns

Occupational Densities

An assumed occupational density of 1 person per 10 sq m of net internal office area. Occupational densities shall be no more than:

WC provision: Including disabled toilets provision 1:10 per floor

Lifts: 1 person per 12 sq m

Air Conditioning: 1 person per 10 sq m

Fire Escape: Max 187 persons per floor, this equates to 1:10

External Conditions

Summer 35°C db, 80% RH

Internal Conditions

Summer 22°C db ± 2°C

Outside Supply Air Rates

Offices: Fresh air supply rate 10 litres per second per person at occupancy of 1:10sq m

Cooling is provided to deal with solar and conduction gains and to support:

Occupancy of 1:10sq m

Lighting 12W/sq m

Small power 25W/sq m

Toilets: Mechanical extract of 6 air changes per hour

Heat Gains from Small Power

Small power (heat gain)

25 W/m²

Lighting

12 W/m²

Thermal Performance

A high performance façade combined with an efficient system of cooling ensures that the design parameters are achieved and that comfort is maintained with efficient use of energy

Cooling: The chilled water supply is provided by water cooled chillers and towers at roof level; chilled water is distributed from the roof to AHUs throughout the building. The main air-conditioning for the office accommodation at each floor is provided by two variable air volume (VAV) systems, each with a dedicated mixing/recirculating air handling unit (AHU) with supply air temperature control. Supply air is ducted to distribution boxes above the ceiling; return air is routed via the ceiling void plenum

Fresh air ventilation: Fresh air ventilation is provided via four air handling units (AHUs) located at roof level. Each AHU is connected to a series of vertical ductwork risers and typically comprises of supply and return air fans, complete with attenuators and a rotary heat exchanger for heat recovery, thereby reducing the amount of active cooling required

Electrical Services

Supplies to landlord's services (toilets, stairwells, circulation space, plant rooms, cleaners' sockets etc) are provided from distribution boards at each level

Substations/Main LV Switchboards: An incoming 11 kV electrical supply is provided to the building from a Ring Main Unit on the Utility Network

An HV Switchboard feeds Transformers: Distribution via LV Main Switchboards is by means of cables to tenant's distribution boards (small power, lighting and space provision for Data Systems / UPS distribution board)

Electrical Loads in Office Areas

To accommodate no more than the following loads: Small power: 25W/sq m

Lighting: 15W/sq m (includes allowance for task lighting to supplement general office illumination levels of 400 lux in open plan areas) An allowance for fan tile units is included in the above electrical load rates

Standby Generation

4 No. 1000 KVA generator sets provide 100% standby power. Fuel storage for approximately 7 days running time is to be provided

Illumination Levels in Office Areas

The lighting comprises of recessed, modular fluorescent luminaires, with high frequency ballasts for the general office spaces. All office lighting is occupancy controlled by ceiling mounted movement detectors. The illumination of the offices will be in compliance with the CIBSE Code for Lighting and the system will incorporate daylight linking 400 lux average in open plan areas

Security Systems

CCTV is provided covering all elevations on ground level, the main entrance and reception areas and the service and loading bays. Access control, intruder alarm detection systems are provided at ground floor entrances. Door frames between core areas and office areas are provided with wire ways for tenants to install intruder detection systems. Cable containment is provided as part of access control containment provisions. Tenant access control systems need to be compatible with the landlord's system

Telecommunications Facilities

Dedicated incoming wire ways from the street are provided for telecommunication service providers to serve the office building and the retail units. The wire way serving the office terminates in the Ground Floor Telephone Room. Cable trays have been provided within the tenants' IT riser for future use

IT Facilities

IT riser space provided for future tenants' IT installations

Provision for Tenant Plant

Plant area has been allocated for the following tenant plant items:

- DX units for tenant data server rooms cooling where required, at roof level

The following further items are provided for the tenants' use:

- Capped-off connection within a riser at each floor level for future tea points
- Capped-off drainage connections at low level within risers, should an extension of the services to future tea points be required by tenants
- Capped-off vent connections at high level within the ceiling void for future tea points if required by tenants
- IT riser space for future tenants' IT installations
- Containment provided for tenants' security systems

Passenger Lifts

Capacity:

5 No. 21 person (1600kg),

1 No. 26 person (2000kg),

are provided to serve the office levels

Service access

All service rooms are located in the back of house areas, in the south-west corner of the building. A corridor connects the outside service area to the kitchen. A loading bay is located in proximity to the service corridor for vehicular access

Environmental

The building design has achieved LEED certified rating. Environmental considerations include rainwater harvesting, passive solar protection, optimum daylight penetration, enhanced indoor air quality, office recycling facilities and an efficient comfort cooling system

Car Parking

Office Parking: 350

Surface Parking: 20

Shower Facilities

Showers and lockers are available in the car park levels

Drivers' room provided in the car park levels

DEVELOPER / INVESTOR

Actis

Actis invests exclusively in the emerging markets. With a growing portfolio of investments in Asia, Africa and Latin America; it currently has US\$6bn funds under management. The firm's 60+ year history has provided it with an unparalleled knowledge of its markets and an unrivalled network of contacts and advisors. Africa lies at the core of the firm's investment strategy with more than US\$1.7 billion invested across 18 countries on the continent. Actis launched the first sub-Saharan African private equity real estate fund in 2006 with a follow-on US\$275 million fund closed in 2012. Actis is the most experienced private equity real estate investor in sub-Saharan Africa.

www.act.is

Primrose Development Company (PDC)

PDC is a leading Nigerian property development company whose roots as real estate developers and investors goes back 30+ years. To date the Primrose Group has developed and owns a real estate portfolio valued at approximately US \$150 million in Nigeria. PDC has offices in Lagos, Nigeria and Accra, Ghana.

www.primrosedevco.com



DEVELOPMENT MANAGERS

Laurus

Laurus Development Partners develops environmentally sustainable, quality projects that deliver enduring value to their community, investors and end users. Its world class team creates projects that are relevant aesthetically, socially and functionally. With an office in Lagos and headquarters in Accra, Ghana, Laurus operates in both the Nigerian and Ghanaian markets.

www.laurusdp.com

Primrose Development Company (PDC)

Leveraging on over 30 years of development experience in the Nigerian environment with established relationships with principal players and stakeholders in the industry, PDC offers a unique and unprecedented value proposition with expertise across key facets of the development chain and a proven track record and execution capability.

www.primrosedevco.com

Recent development experience includes:

- The Palms, Nigeria
- Ikeja City Mall, Nigeria
- One Airport Square, Ghana
- Accra Mall, Ghana
- Nairobi Business Park, Kenya
- Amani Place, Dar es Salaam
- Atlantic Royal Gardens, Nigeria
- Ultimate Apartments, Nigeria
- Primrose Place, Ghana

PROJECT TEAM

Architects

- Capita Symonds, UK
- ECAD, Nigeria

MEP Engineers

- Capita Symonds, UK
- CA Consultants, Nigeria

Environment Consultant

- Capita Symonds, UK
- Cityscape, Nigeria

Planning Consultant

- MOA Planning, Nigeria

Structural Engineers

- Capita Symonds, UK
- MOA Engineering, Nigeria

Quantity Surveyor

- Tillyard, Nigeria

Space Planner

- Capita Symonds, UK
- DEG, Italy

Leasing Agent

- Estate Links, Nigeria
- PRO Africa, South Africa

Marketing

- dn&co., UK
- Blink Image, UK
- Millennium Models, UK

Misrepresentation act

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