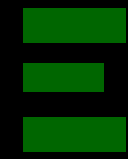


AFRICA'S BUSINESS HUB

A MIXED-USE BUILDING, HOME TO ONE OF THE LARGEST GLOBAL BPO'S
(BUSINESS PROCESS OUTSOURCING) IN AFRICA.



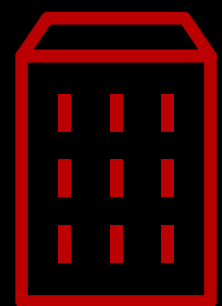
Eneo, an award-winning, AAA Grade mixed-use building in Tatu City, stands as a beacon of excellence in modern real estate.

Developed by Gateway Real Estate Africa (GREA), an international real estate development company, this **25,816 sqm** development offers a dynamic blend of attractive retail and office spaces.

Eneo fosters a vibrant community of forward-thinking tenants, promoting innovation, technology, and creative problem-solving. The building is designed to harmonize work, life, and well-being, featuring thoughtfully integrated pause areas and lush greenery throughout.

Our versatile office spaces **cater to businesses of all sizes, from large corporations to medium and small enterprises.** Join notable tenants like CCI Global, with over 5,000 staff, and other renowned brands in establishing your presence at Eneo

SPACE TO LET:



Office area:
from 30sqm - 1700sqm
per floor



Eneo at Tatu Central in Tatu City, Nairobi, Kenya

- Eneo is settled in a peaceful, secure and well managed growing business hub, Tatu City in Nairobi.
- Located in Nairobi's rapidly expanding north-eastern growth corridor, Tatu city is accessible from Thika Superhighway, Northern & Eastern Bypasses and Kiambu Road
- 30 minutes from Westlands | 35 minutes from Jomo Kenyatta International Airport | 40 minutes from Nairobi CBD
- The 5,000-acre Special Economic Zone benefits

SEZ- Fiscal Incentives		
Corporate Income Tax	10% in the first 10 years 15% in the next 10 years	Standard rate
Withholding Tax	Exemption in the first 10 years (thereafter 5%) on interest on borrowing from non-residents (standard rate 15%), management and professional fees (standard rate 20%) and royalties to non-residents (standard rate 20%). Exemption on dividends paid by SEZ Enterprises to any resident or non-resident person	
Value-Added Tax	Zero-Rated	Standard rate 16%
Stamp Duty	0%	Standard land rate 4%
Import Duty	Exempt	Standard rate c.30%
Capital Investment Deduction	100% capital investment deduction allowance for an investment in an SEZ	
Capital Gains Tax	Exempt	Standard rate 15%

SEZ- Non-fiscal Incentives	
One-stop shop	All government services under one roof Approval of SEZ License applications within 45 days Impart inspection with in Tatu City Customs Controlled Area
Special Planning Area	Planning autonomy under the Physical and Land Use Planning Act All developments to comply with Tatu City development codes
Project of Strategic National Importance	Tatu City is designed and implemented in furtherance of the Kenya Vision 2030, the Big Four Agenda, Medium-term Plan and other national strategic objectives Development permissions issued by Cabinet Secretary for Lands and Physical Planning within 80 days
Critical Infrastructure	Security protection from the Critical Infrastructure Protection Unit (CIPU) of the National Police Service
Expatriate Staff	Expatriate staff quota up to 20% of total work force - work permits guaranteed

Address: VW24+5GF Tatu City, Kenya

Coordinates: 1°08'58.5"S 36°54'22.6"E

Amenities



More than 540 secure parking bays



Proximity to public transport links



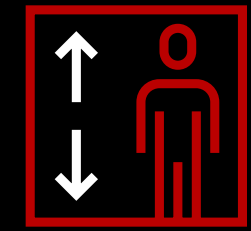
On site restaurants, laundry, banks and other retail offering



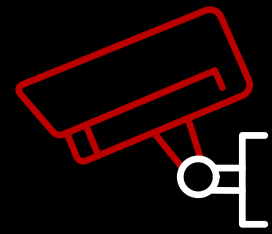
On site supermarket



Ample meeting, pause and social spaces



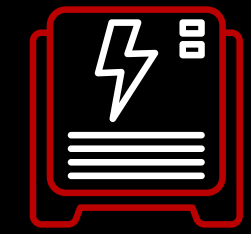
Number of lifts



CCTV in the common areas, basements, and lift lobbies



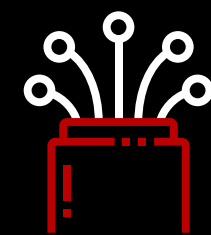
On site security



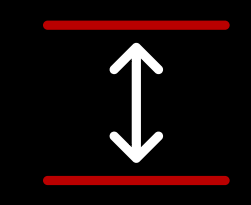
Back-up Generator



Water provided by Tatu Water Supply with additional on-site water tanks for uninterrupted water supply



ICT: Service ducts in core area for cabling by preferred Internet Service Providers (ISP)



Floor to ceiling height – 3.2m





Design

Extensive use of natural elements with 2 towers set on a unified, stone clad retail podium that steps down into a pedestrian walkway in a verdant setting



Sustainability



SELF-SHADING
FAÇADE



NATURAL
VENTILATION



LED LIGHTING



WASTE
RECYCLING

ENEO at Tatu Central has been IFC EDGE certified, which means the building saves on energy and water consumption by 20% thus lowering greenhouse gas emissions.



Impact

We support the efforts of Buildher NGO in Kenya with funding and on-site training opportunities to improve skills development and empowerment of women in construction.

Buildher Kenya is a non-profit operation founded in 2018 to equip disadvantaged women of the region with accredited construction skills. We are happy to have sponsored 34 co-horts from Buildher.



Our Prestigious Tenants



CCI is Africa's largest business process outsourcing (BPO) firm and a leading provider of customer management services. Both domestic and international clients are serviced, including brands from the UK, USA, Australia, New Zealand, South Africa, Kenya, and more. Headquartered in the UAE, CCI operates over 15 sites across the African continent.



NCBA Group is a full-service banking organization offering a broad range of financial products and services to over 60 million customers, including corporate, institutional, SME, and consumer banking clients. Operating in more than 100 branches across Africa, NCBA Group is a market leader in Corporate Banking, Asset Finance, and Digital Banking.



I&M Bank Group is a leading banking and insurance group in Eastern Africa with a presence in Kenya, Mauritius, Rwanda, Tanzania and Uganda. It is a public company listed at the Nairobi Securities Exchange (NSE).



Established in 1992, Prime Bank has been a cornerstone of Kenya's financial landscape for over three decades. With a steadfast commitment to excellence, innovation, and customer-centric solutions, it has emerged as a trusted partner for individuals, businesses, and communities across the nation and other African countries.



Our brasserie style restaurant features our Tamarind delicious menus which include seafood, African, continental meals and BBQ's. It also offers great packages for all its Business Partners.



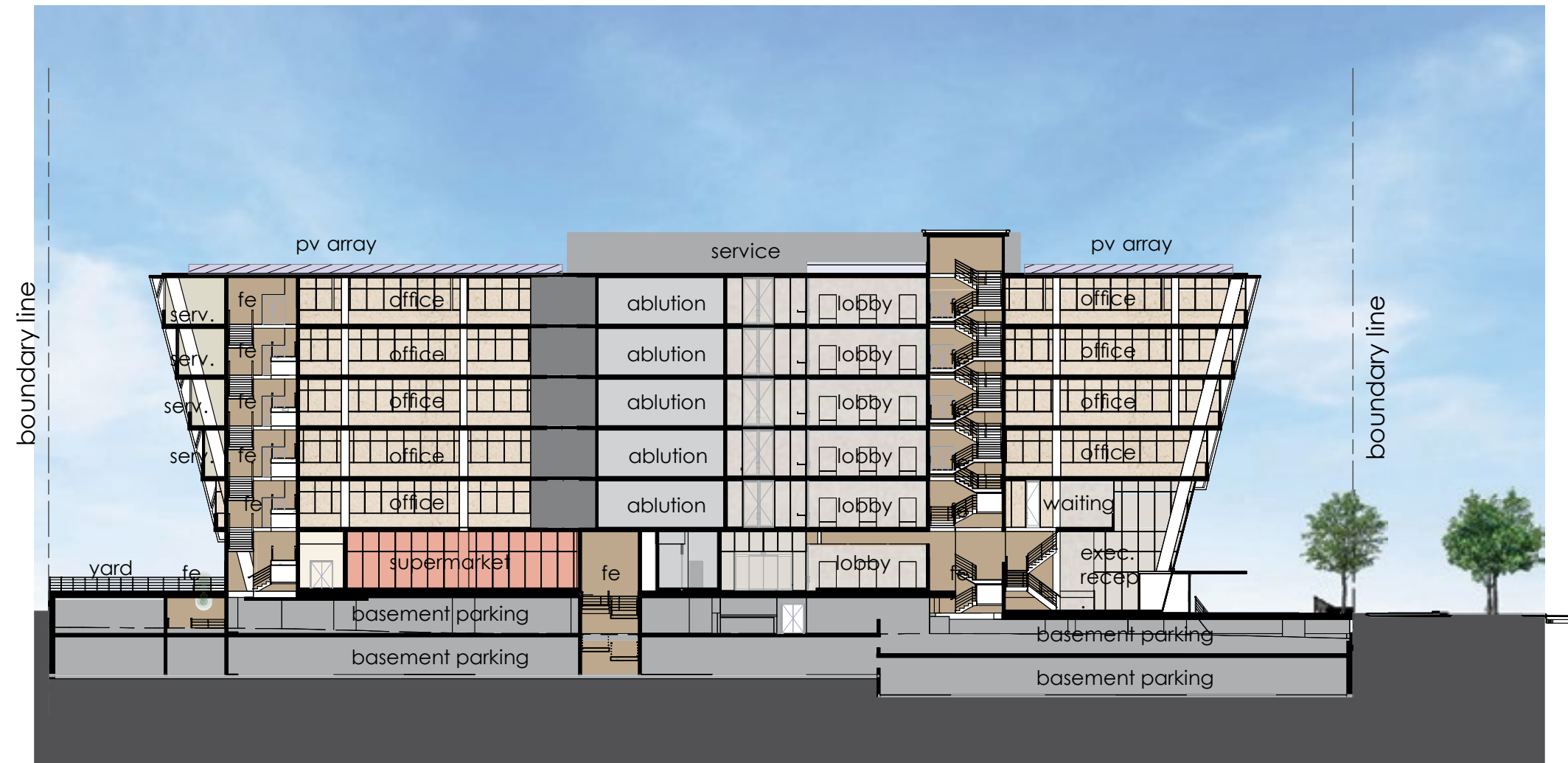
NSE is a leading provider of innovative energy solutions. It specializes in bringing commercial and industrial renewable energy projects to life.



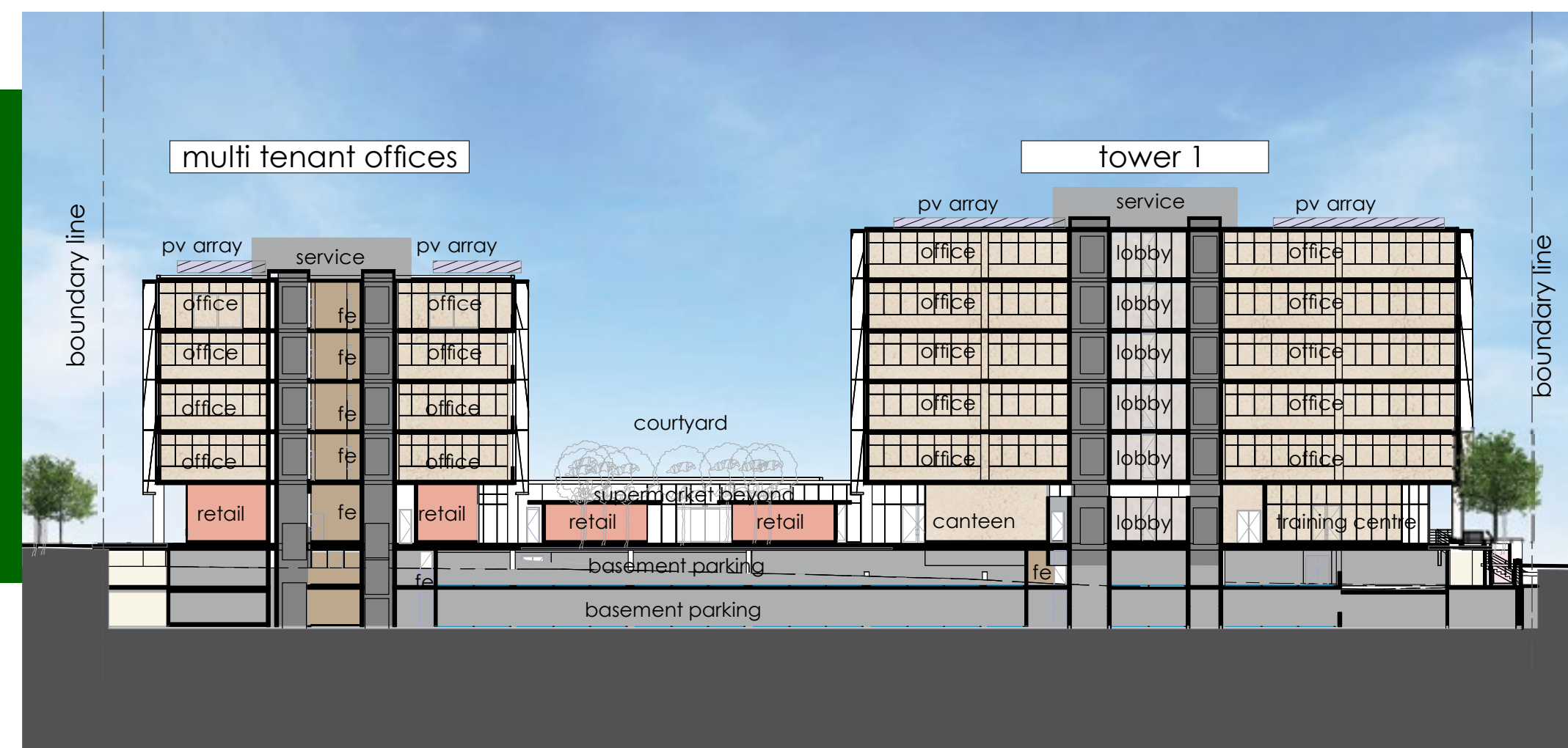
Naivas is the largest supermarket chain in Kenya, with 103 outlets as of March 2024.

Site Plans

CROSS SECTION



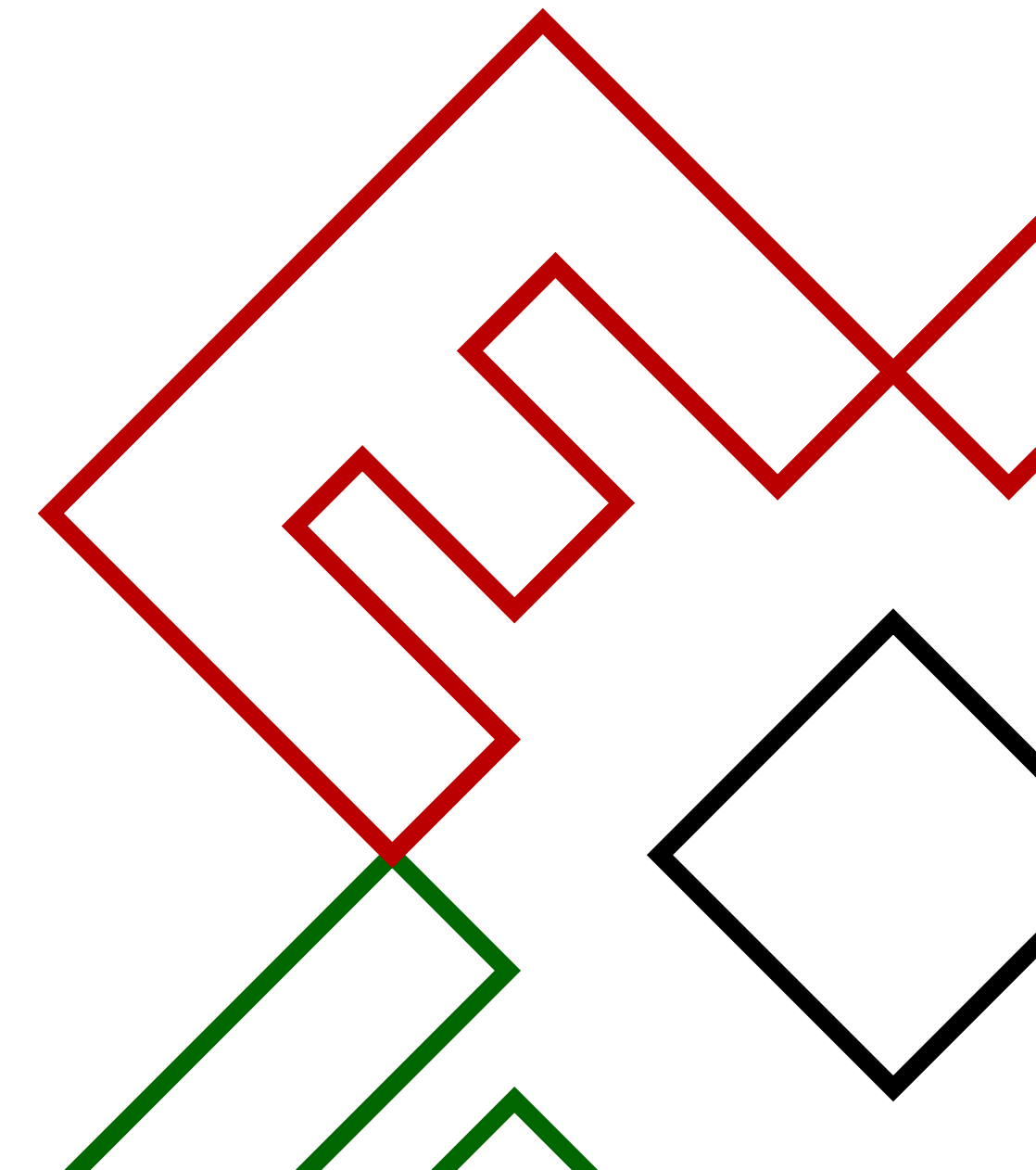
section a - CCI call centre



section b

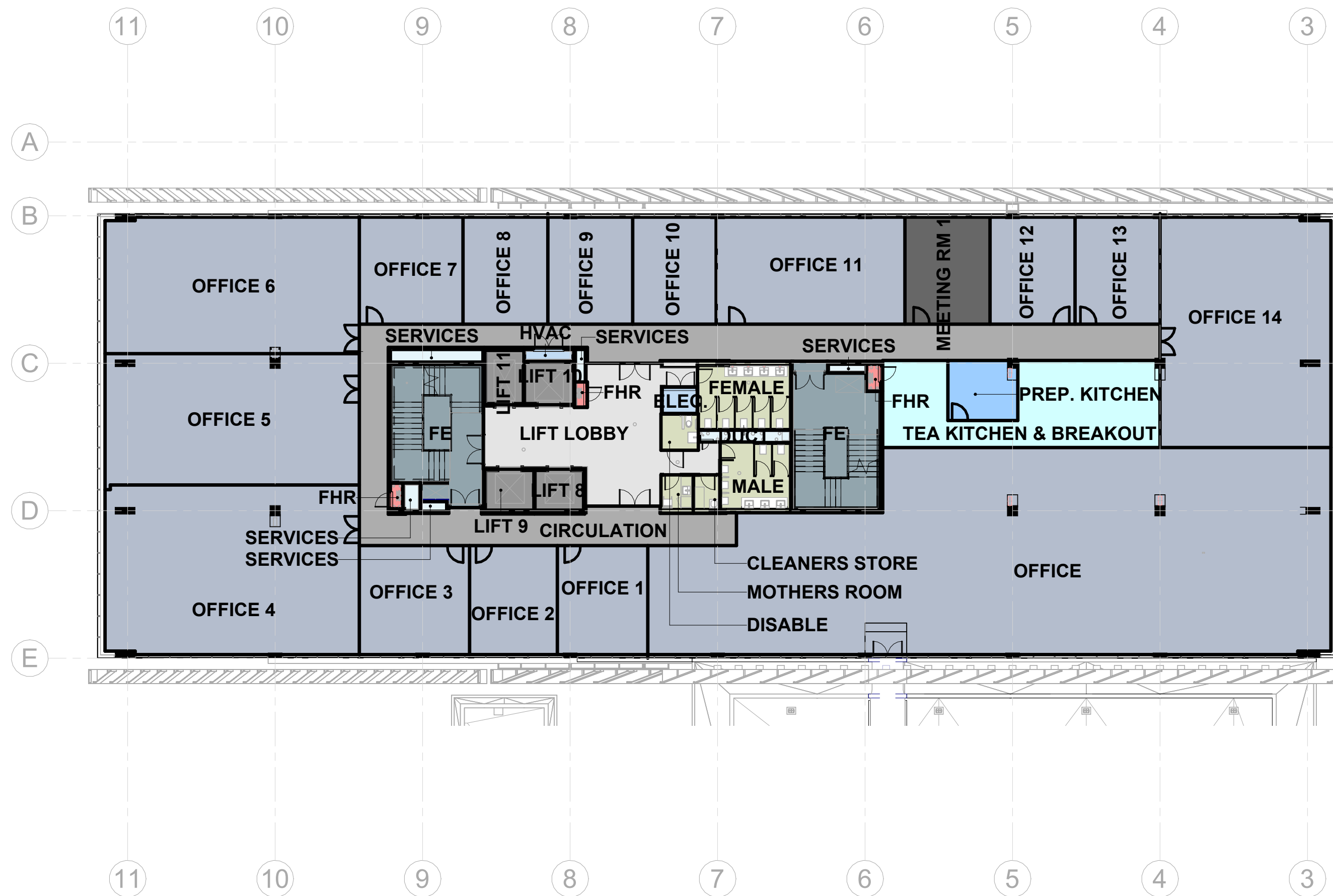
ENEO can accommodate any business as from 30sqm, shared offices and co-working space to larger businesses for 1,700sqm.

Turnkey solutions for fit-out also provided, to ensure ease of completion of any works required.

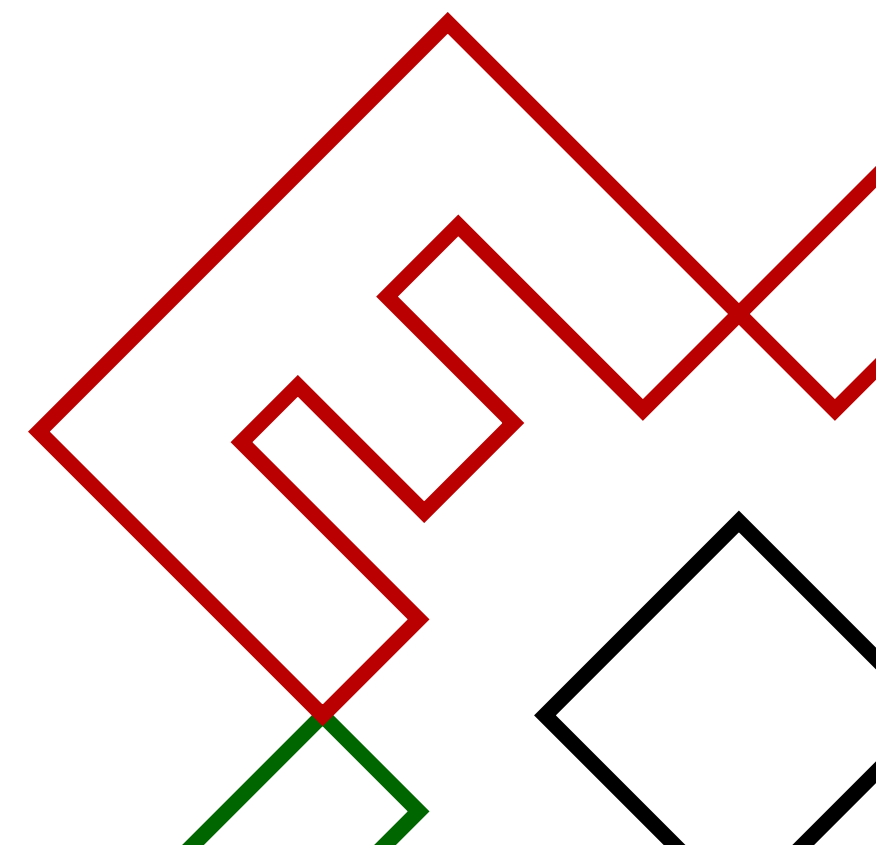


Site Plans

LEVEL 1

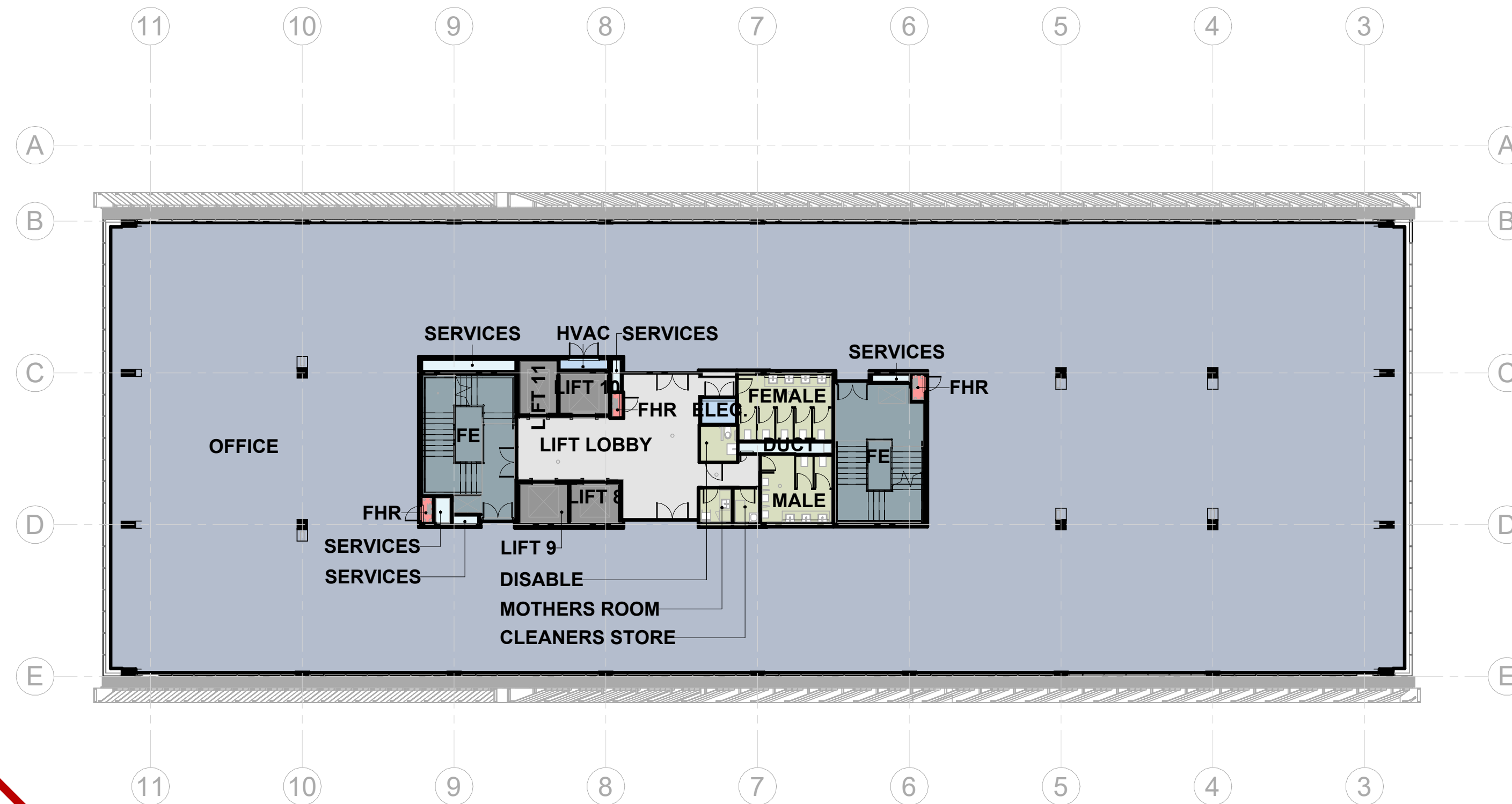


IPMS SCHEDULE - LEVEL 1		IPMS SCHEDULE - LEVEL 1	
SPACE	AREA	SPACE	AREA
01. OFFICE SPACE		LIFT 8	7 m ²
OFFICE 4	140 m ²	LIFT 9	7 m ²
OFFICE 3	39 m ²	LIFT 10	7 m ²
OFFICE 2	31 m ²	LIFT 11	7 m ²
OFFICE 5	108 m ²		112 m ²
OFFICE 6	112 m ²	06. VERTICAL TECHNICAL AREAS	
OFFICE 7	36 m ²	FHR	1 m ²
OFFICE 8	29 m ²	FHR	1 m ²
OFFICE 9	29 m ²	FHR	2 m ²
OFFICE 10	29 m ²	DUCT	4 m ²
OFFICE 11	66 m ²	SERVICES	5 m ²
OFFICE 14	127 m ²	SERVICES	2 m ²
OFFICE 1	32 m ²	SERVICES	1 m ²
OFFICE	399 m ²	SERVICES	1 m ²
MEETING RM 1	30 m ²	SERVICES	1 m ²
OFFICE 13	30 m ²	SERVICES	1 m ²
OFFICE 12	30 m ²		18 m ²
	1,267 m ²	07. TECHNICAL AREAS	
02. AMENITY AREAS		ELEC.	3 m ²
PREP. KITCHEN	14 m ²	HVAC	2 m ²
TEA KITCHEN & BREAKOUT	65 m ²		5 m ²
	78 m ²	TOTAL GROSS INTERNAL AREA	1,739 m ²
03. SANITARY AREAS			
MOTHERS ROOM	4 m ²		
DISABLE	4 m ²		
CLEANERS STORE	3 m ²		
FEMALE	21 m ²		
MALE	16 m ²		
	49 m ²		
04. CIRCULATION SPACE			
LIFT LOBBY	65 m ²		
CIRCULATION	143 m ²		
	208 m ²		
05. VERTICAL CIRCULATION AREAS			
FE	42 m ²		
FE	42 m ²		



Site Plans

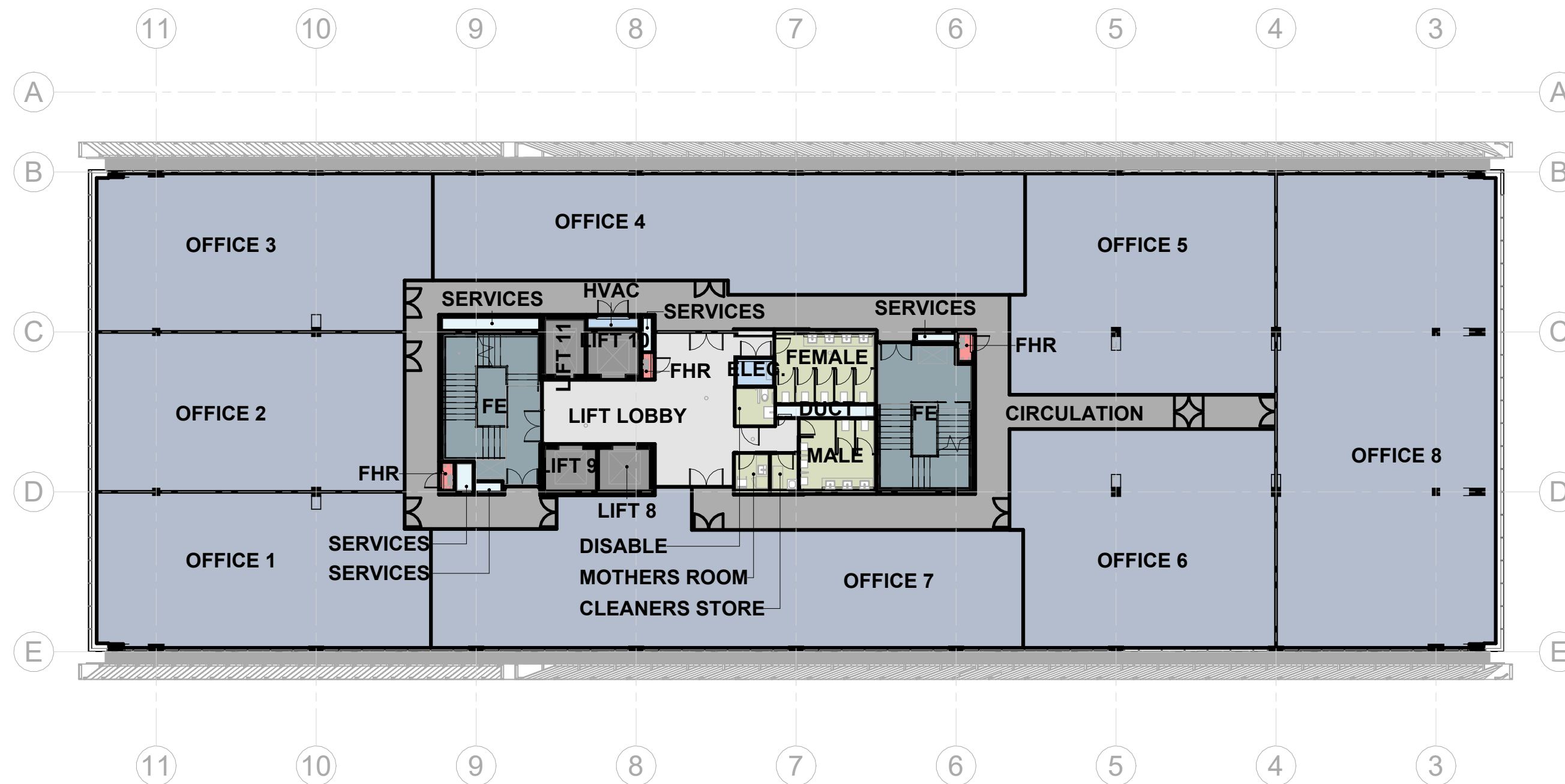
LEVEL 2



IPMS SCHEDULE - LEVEL 2	
SPACE	AREA
01. OFFICE SPACE	
OFFICE	1,535 m ²
	1,535 m ²
02. SANITARY AREAS	
DISABLE	4 m ²
FEMALE	21 m ²
MALE	16 m ²
MOTHERS ROOM	4 m ²
CLEANERS STORE	3 m ²
	49 m ²
03. CIRCULATION SPACE	
LIFT LOBBY	65 m ²
	65 m ²
04. VERTICAL CIRCULATION AREAS	
FE	42 m ²
FE	41 m ²
LIFT 8	7 m ²
LIFT 9	7 m ²
LIFT 10	7 m ²
LIFT 11	7 m ²
	111 m ²
05. VERTICAL TECHNICAL AREAS	
FHR	1 m ²
FHR	1 m ²
FHR	2 m ²
SERVICES	5 m ²
SERVICES	2 m ²
SERVICES	1 m ²
SERVICES	1 m ²
SERVICES	1 m ²
SERVICES	1 m ²
DUCT	4 m ²
	19 m ²
06. TECHNICAL AREAS	
ELEC.	3 m ²
HVAC	2 m ²
	5 m ²
TOTAL GROSS INTERNAL AREA	1,784 m²

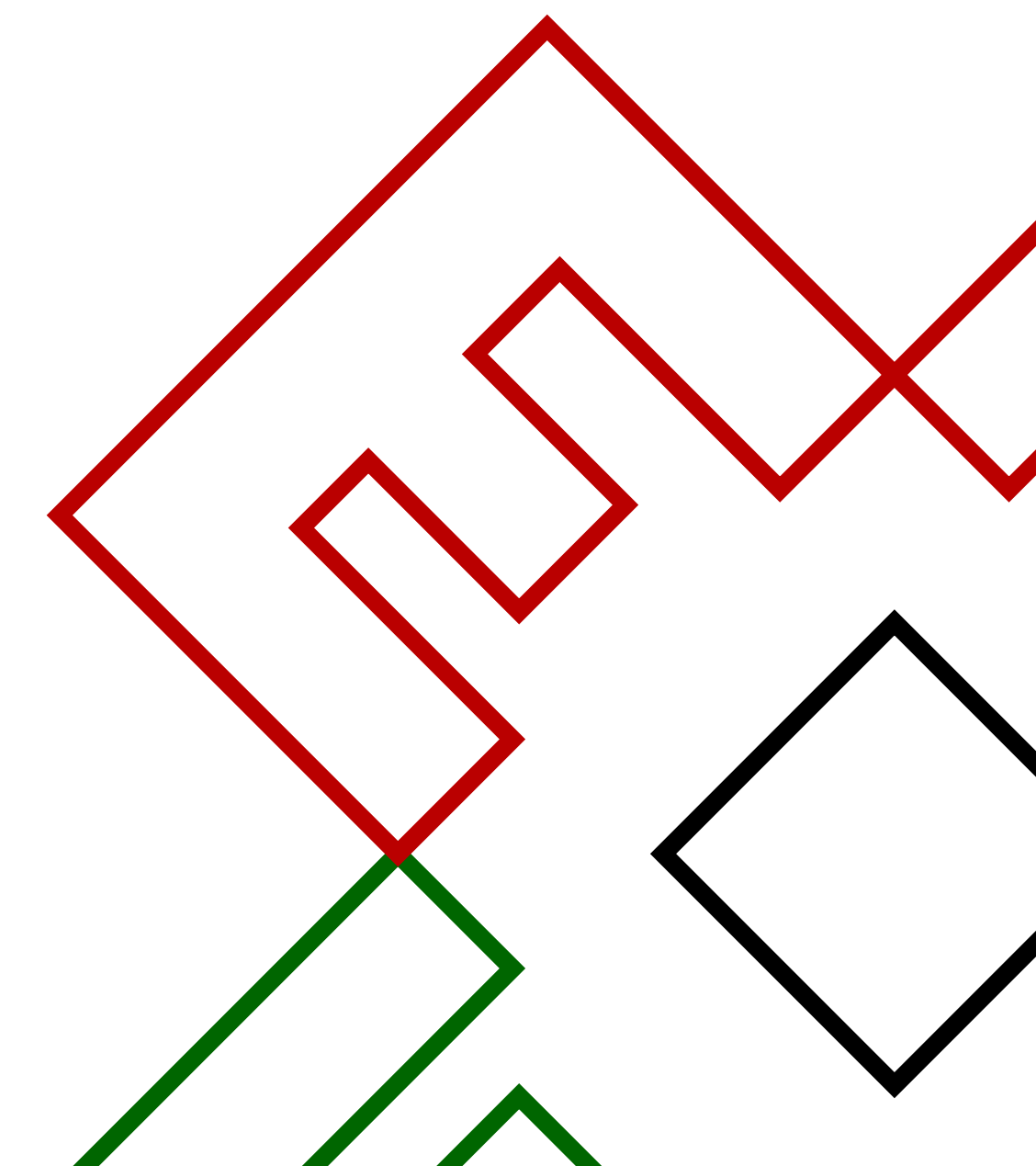
Site Plans

LEVEL 3



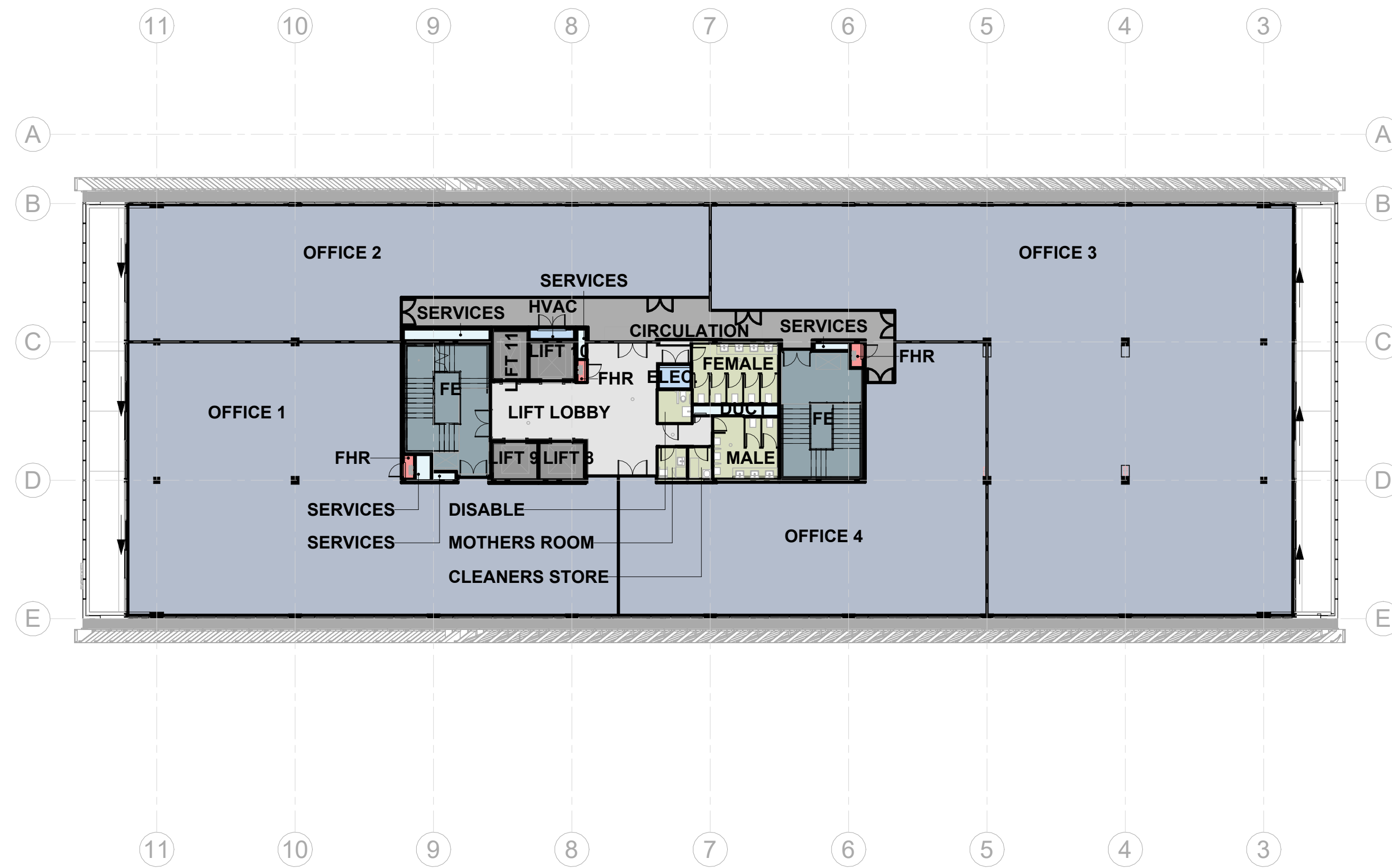
IPMS SCHEDULE - LEVEL 3	
SPACE	AREA
01. OFFICE SPACE	
OFFICE 1	141 m ²
OFFICE 2	136 m ²
OFFICE 3	143 m ²
OFFICE 4	187 m ²
OFFICE 5	157 m ²
OFFICE 6	156 m ²
OFFICE 8	287 m ²
OFFICE 7	207 m ²
	1,413 m ²
02. SANITARY AREAS	
MALE	16 m ²
FEMALE	21 m ²
DISABLE	4 m ²
MOTHERS ROOM	4 m ²
CLEANERS STORE	3 m ²
	49 m ²
03. CIRCULATION SPACE	
LIFT LOBBY	62 m ²
CIRCULATION	167 m ²
	230 m ²
04. VERTICAL CIRCULATION AREAS	
FE	41 m ²
FE	40 m ²
LIFT 8	8 m ²
LIFT 9	8 m ²
LIFT 10	7 m ²
LIFT 11	8 m ²
	113 m ²
05. VERTICAL TECHNICAL AREAS	
FHR	1 m ²
FHR	1 m ²
FHR	2 m ²
SERVICES	5 m ²
SERVICES	2 m ²
SERVICES	2 m ²
SERVICES	1 m ²
SERVICES	1 m ²
DUCT	4 m ²
	19 m ²

IPMS SCHEDULE - LEVEL 3	
SPACE	AREA
06. TECHNICAL AREAS	
ELEC.	3 m ²
HVAC	2 m ²
	5 m ²
TOTAL GROSS INTERNAL AREA	1,829 m ²

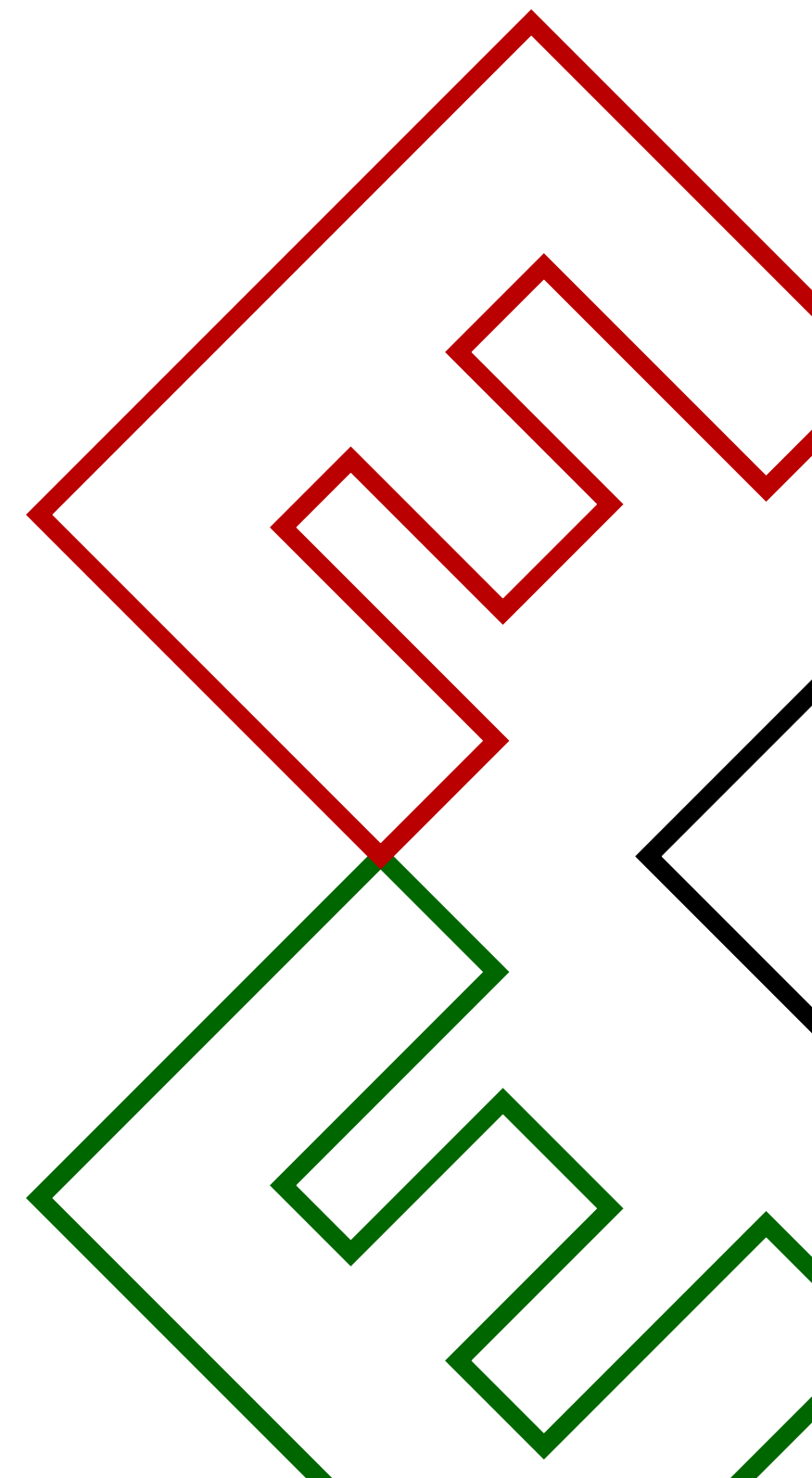


Site Plans

LEVEL 4



IPMS SCHEDULE - LEVEL 4	
SPACE	AREA
01. OFFICE SPACE	
OFFICE 2	244 m ²
OFFICE 1	383 m ²
OFFICE 3	582 m ²
OFFICE 4	240 m ²
	1,448 m ²
02. SANITARY AREAS	
FEMALE	21 m ²
MALE	16 m ²
CLEANERS STORE	3 m ²
MOTHERS ROOM	4 m ²
DISABLE	4 m ²
	49 m ²
03. CIRCULATION SPACE	
LIFT LOBBY	65 m ²
CIRCULATION	66 m ²
	131 m ²
04. VERTICAL CIRCULATION AREAS	
FE	42 m ²
FE	41 m ²
LIFT 8	7 m ²
LIFT 9	7 m ²
LIFT 10	7 m ²
LIFT 11	7 m ²
	111 m ²
05. VERTICAL TECHNICAL AREAS	
FHR	1 m ²
FHR	1 m ²
FHR	2 m ²
SERVICES	5 m ²
SERVICES	2 m ²
SERVICES	1 m ²
SERVICES	1 m ²
SERVICES	2 m ²
DUCT	4 m ²
	18 m ²
06. TECHNICAL AREAS	
ELEC.	3 m ²
HVAC	2 m ²
	5 m ²
TOTAL GROSS INTERNAL AREA	1,763 m²

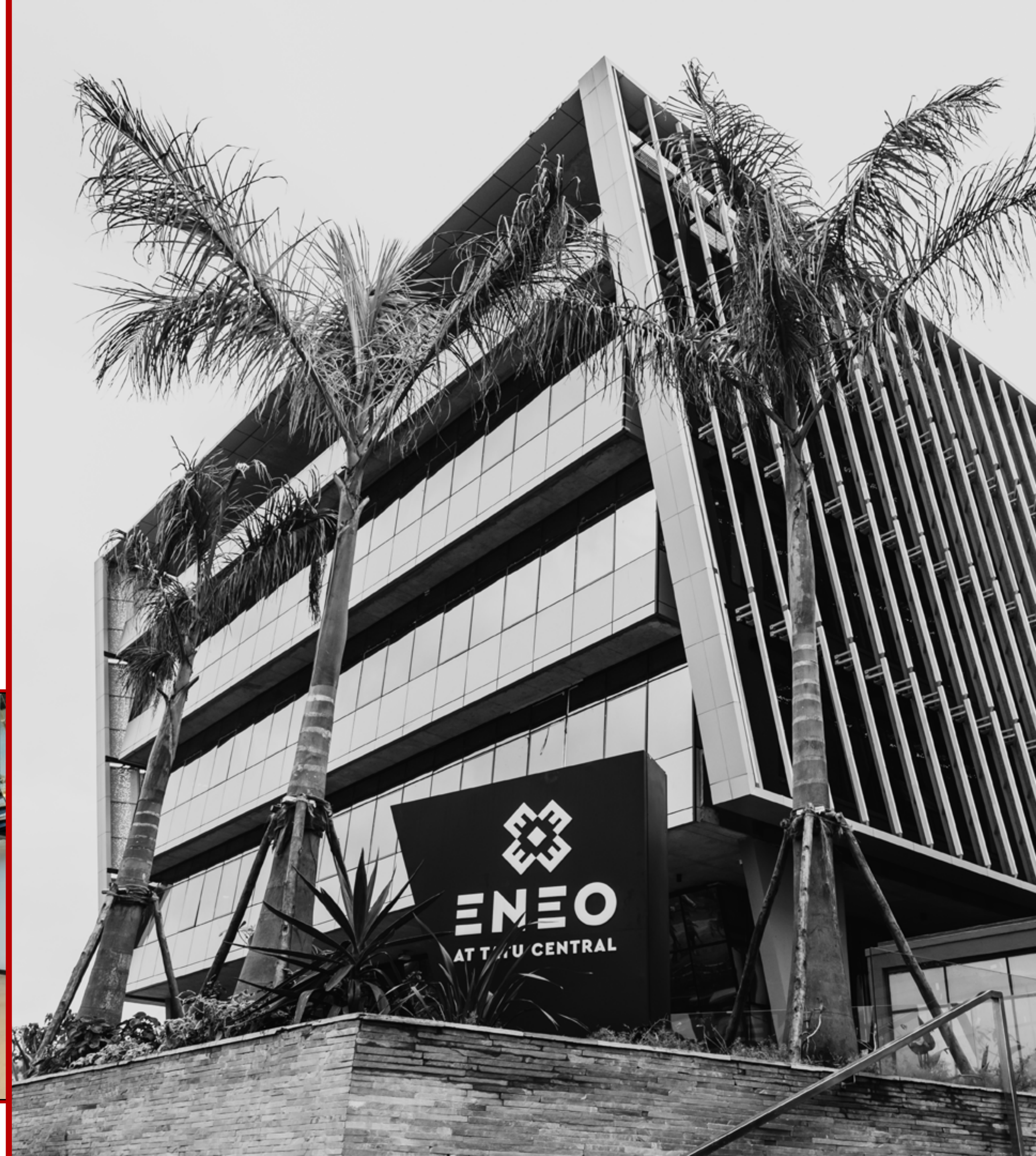


Management & Rental Details

- Professionally managed by GRES – Grit Real Estate Solutions.
- Delivering exceptional Property Management with a commitment to sustainable excellence.
- Managing Assets measuring in excess of 300,000sqm across Africa with more than 400 tenants.
- Over 10 year experience in 11 different African jurisdictions.



Powered by **grit**



For Leasing Enquiries Contact:

Crispus Kamau – Asset Manager:

E: crispus@grit.group | M: +254790452236

Chevonne Anderson – Leasing Manager

E: chevonne@grit.group

For Guided Site Visits Contact:

Jacqueline Muturi – Property Manager:

E: jacqueline@grit.group | M: +254728239611

Crispus Kamau – Asset Manager:

E: crispus@grit.group | M: + +254790452236

