

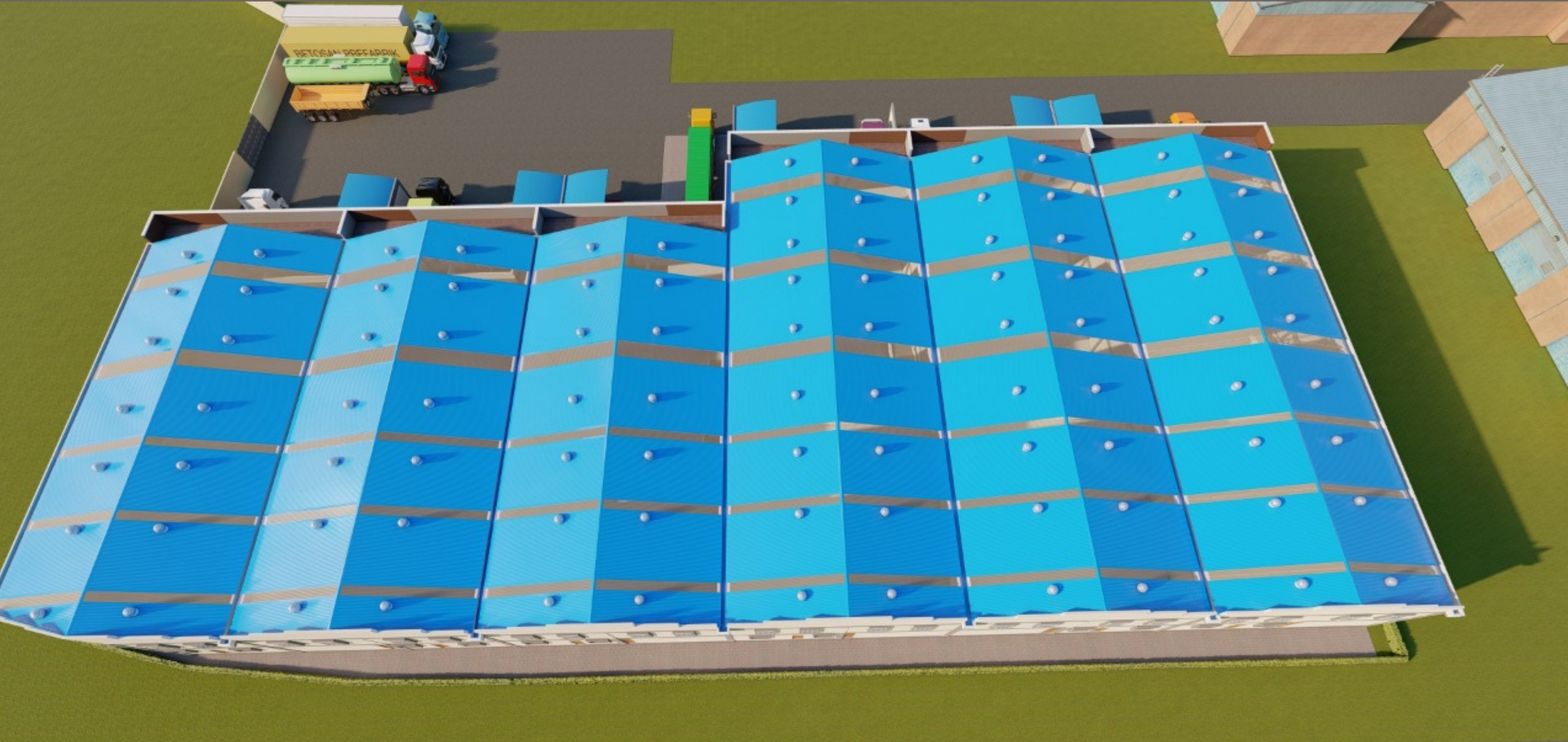
PLUTO

WAREHOUSE

LOCATION:  
CHAI  
STREET,  
SHIMANZI,  
MOMBASA



# BRAND NEW WAREHOUSE S















*Better solutions, to better you.*







**CONSTRUCTION DATE:**  
FEBRUARY 2023  
**COMPLETION DATE:**  
FEBRUARY 2024



SHADED  
CAR  
PARK

# AMENITIES

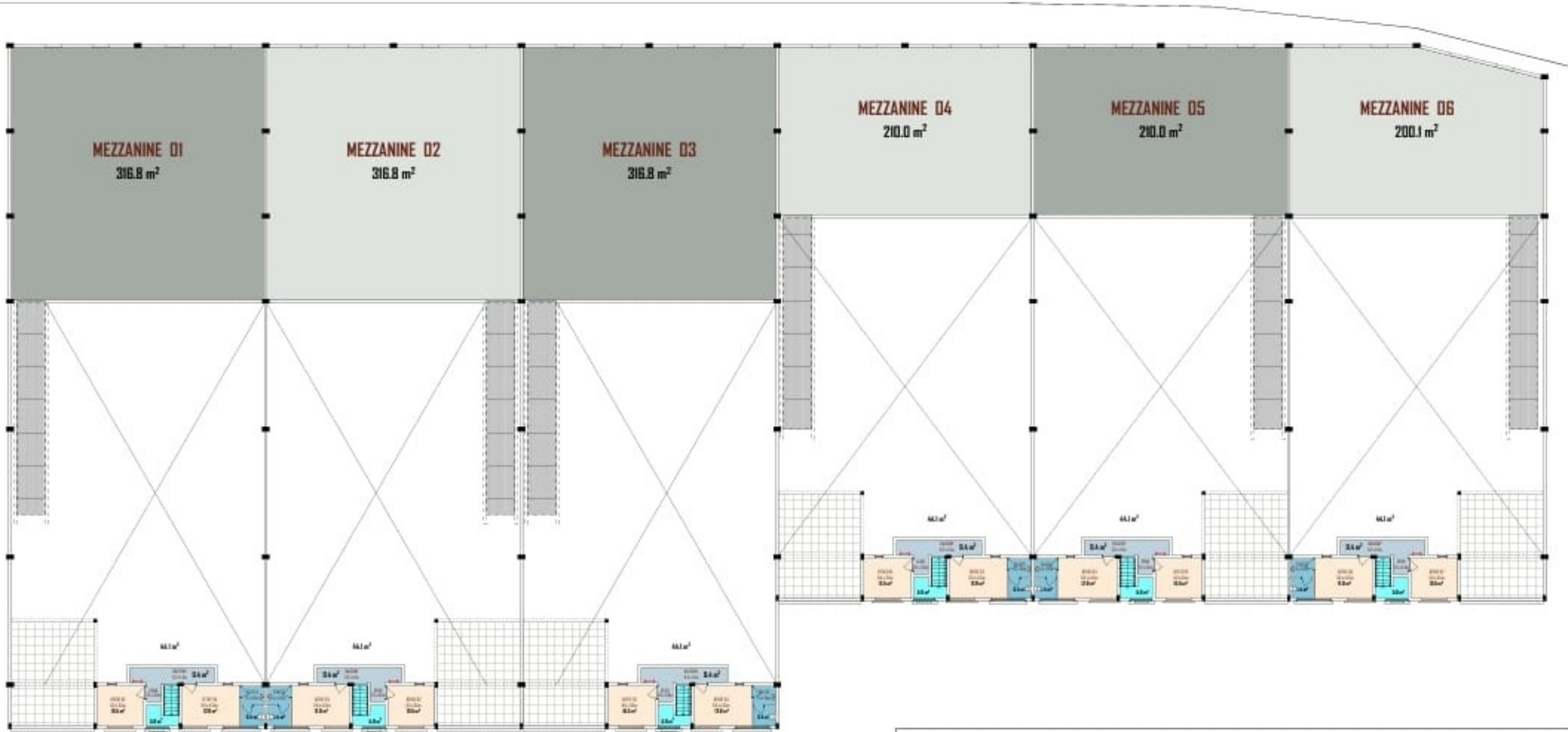
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Spacious  
Bright  
Shaded Car Slots  
CCTV Cameras  
Borehole  
Excellent Security





# GROUND FLOOR PLAN



# MEZZANINE FLOOR PLAN

# RATES

## RENT

RATE: 30/- PER  
SQFT + VAT

## SALE

5500/- PER  
SQFT + VAT

SERVICE CHARGE: 5/-  
PER SQFT + VAT

**ALL RATES SUBJECT  
TO 16% VAT**

# WAREHOUSE DETAILS

## BREAKDOWN OF ALL AREAS

PLUTO 01 GROUND FLOOR	MAIN GODOWN	RAMP	OFFICE 01	KITCHEN	REAR TOILETS	FRONT TOILETS	STORE	LOADING /OFFLOADING	STAIR CASE	TOTAL SQFT
		7580.42	445.46	112.98	121.59	269	112.98	128	484.2	40.89
AMENITIES	MEZZANINE	OFFICE 02	OFFICE 03	STAIRCASE	BALCONY	TOILETS				TOTAL SQFT
		3410.92	112.98	137.73	63.48	101.14	58.1			3,884.35
										<b>13,179.91</b>
AMENITIES	PARKING	1936.8		GARDEN	193.68					<b>2,130.48</b>
<b>All rates subject to 16% VAT</b>										

## BREAKDOWN OF ALL AREAS

PLUTO 02 GROUND FLOOR	MAIN GODOWN	RAMP	OFFICE 01	KITCHEN	REAR TOILETS	FRONT TOILETS	STORE	LOADING /OFFLOADING	STAIR CASE	TOTAL SQFT
		7580.42	445.46	112.98	121.59	269	112.98	128	484.2	40.89
AMENITIES	MEZZANINE	OFFICE 02	OFFICE 03	STAIRCASE	BALCONY	TOILETS				TOTAL SQFT
		3410.92	112.98	137.73	63.48	101.14	58.1			3,884.35
										<b>13,179.91</b>
AMENITIES	PARKING	1936.8		GARDEN	193.68					<b>2,130.48</b>
<b>All rates subject to 16% VAT</b>										



### BREAKDOWN OF ALL AREAS

PLUTO 03 GROUND FLOOR	MAIN GODOWN	RAMP	OFFICE 01	KITCHEN	REAR TOILETS	FRONT TOILETS	STORE	LOADING /OFFLOADING	STAIR CASE	TOTAL SQFT
		7580.42	445.46	112.98	121.59	269	112.98	128	484.2	40.89
	MEZZANINE	OFFICE 02	OFFICE 03	STAIRCASE	BALCONY	TOILETS				TOTAL SQFT
		3410.92	112.98	137.73	63.48	101.14	58.1			3,884.35
										13,179.91
AMENITIES	PARKING	1936.8		GARDEN	193.68					2,130.48
All rates subject to 16% VAT										

### BREAKDOWN OF ALL AREAS

PLUTO 04 GROUND FLOOR	MAIN GODOWN	RAMP	OFFICE 01	KITCHEN	REAR TOILETS	FRONT TOILETS	STORE	LOADING /OFFLOADING	STAIR CASE	TOTAL SQFT
		5839.45	445.46	112.98	121.59	269	112.98	128	484.2	40.89
	MEZZANINE	OFFICE 02	OFFICE 03	STAIRCASE	BALCONY	TOILETS				TOTAL SQFT
		2259.6	112.98	137.73	63.48	101.14	58.1			2,733.03
										10,287.62
AMENITIES	PARKING	2421		GARDEN	154.94					2,575.94
All rates subject to 16% VAT										

**BREAKDOWN OF ALL AREAS**

<b>PLUTO 05</b>	<b>GROUND FLOOR</b>	<b>MAIN GODOWN</b>	<b>RAMP</b>	<b>OFFICE 01</b>	<b>KITCHEN</b>	<b>REAR TOILETS</b>	<b>FRONT TOILETS</b>	<b>STORE</b>	<b>LOADING /OFFLOADING</b>	<b>STAIR CASE</b>	<b>TOTAL SQFT</b>
		5839.45	445.46	112.98	121.59	269	112.98	128	484.2	40.89	7,554.59
	<b>MEZZANINE</b>	<b>OFFICE 02</b>	<b>OFFICE 03</b>	<b>STAIRCASE</b>	<b>BALCONY</b>	<b>TOILETS</b>					<b>TOTAL SQFT</b>
	2259.6	112.98	137.73	63.48	101.14	58.1					2,733.03
											10,287.62
<b>AMENITIES</b>	<b>PARKING</b>	1538.7		<b>GARDEN</b>	154.94						1,693.62
<b>All rates subject to 16% VAT</b>											

**BREAKDOWN OF ALL AREAS**

<b>PLUTO 06</b>	<b>GROUND FLOOR</b>	<b>MAIN GODOWN</b>	<b>RAMP</b>	<b>OFFICE 01</b>	<b>KITCHEN</b>	<b>REAR TOILETS</b>	<b>FRONT TOILETS</b>	<b>STORE</b>	<b>LOADING /OFFLOADING</b>	<b>STAIR CASE</b>	<b>TOTAL SQFT</b>
		5729.7	445.46	112.98	121.59	269	112.98	128	484.2	40.89	7,444.84
	<b>MEZZANINE</b>	<b>OFFICE 02</b>	<b>OFFICE 03</b>	<b>STAIRCASE</b>	<b>BALCONY</b>	<b>TOILETS</b>					<b>TOTAL SQFT</b>
	2152	112.98	137.73	63.48	101.14	58.1					2,625.43
											10,070.27
<b>AMENITIES</b>	<b>PARKING</b>	1538.7		<b>GARDEN</b>	154.94						1,693.62
<b>All rates subject to 16% VAT</b>											

<b>RATES</b>	<b>GRAND TOTAL SQFTS</b>	<b>70,185.24</b>
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	<b>PER SQFT</b>	<b>PLUS VAT</b>
<b>RENT:</b>	30	16%
<b>SALE:</b>	5,500.00	16%
<b>SERVICE CHARGE:</b>	5/-	16%

**All rates subject to 16% VAT**



# LOCATION



# CONTACT US

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P

PLUTO