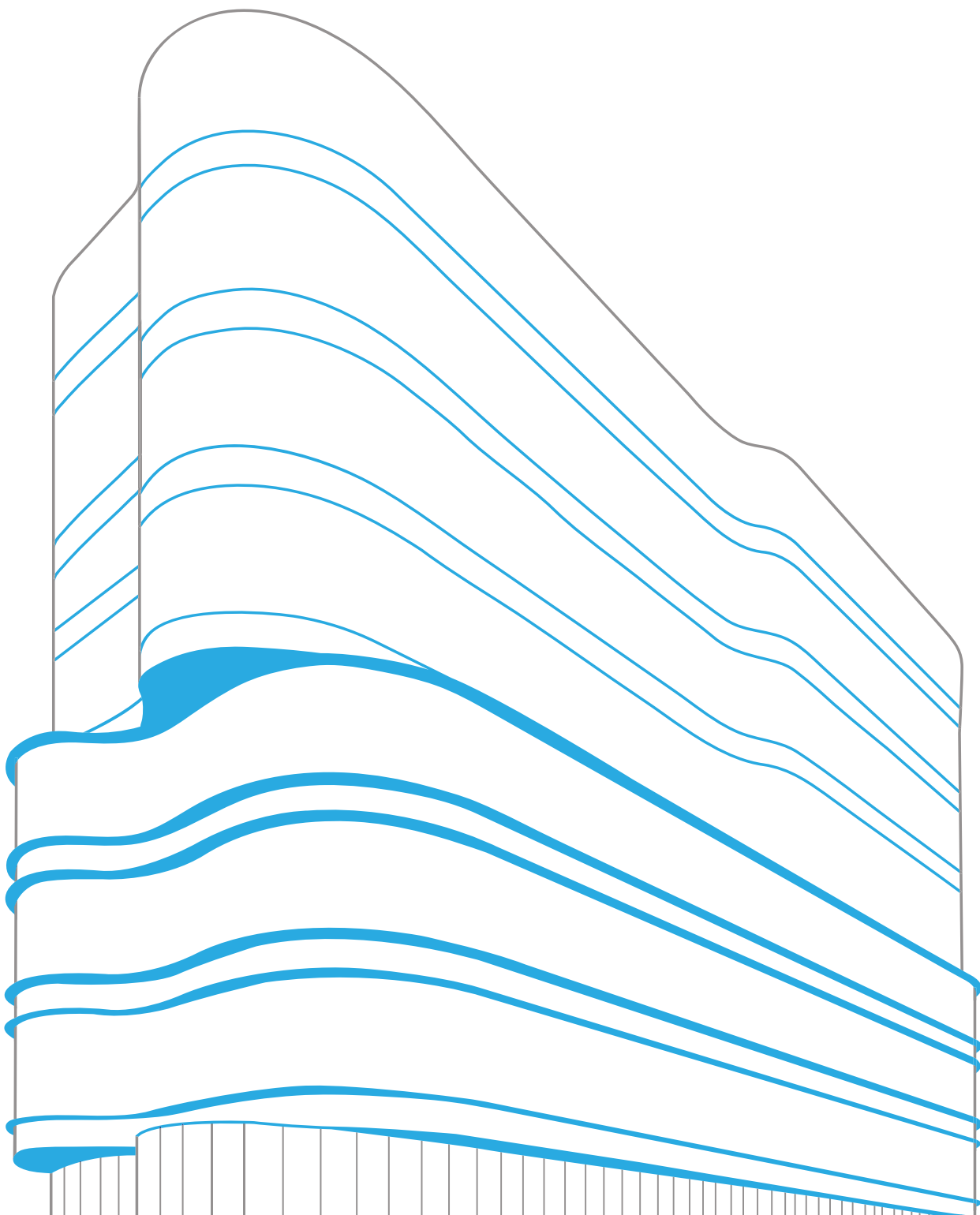




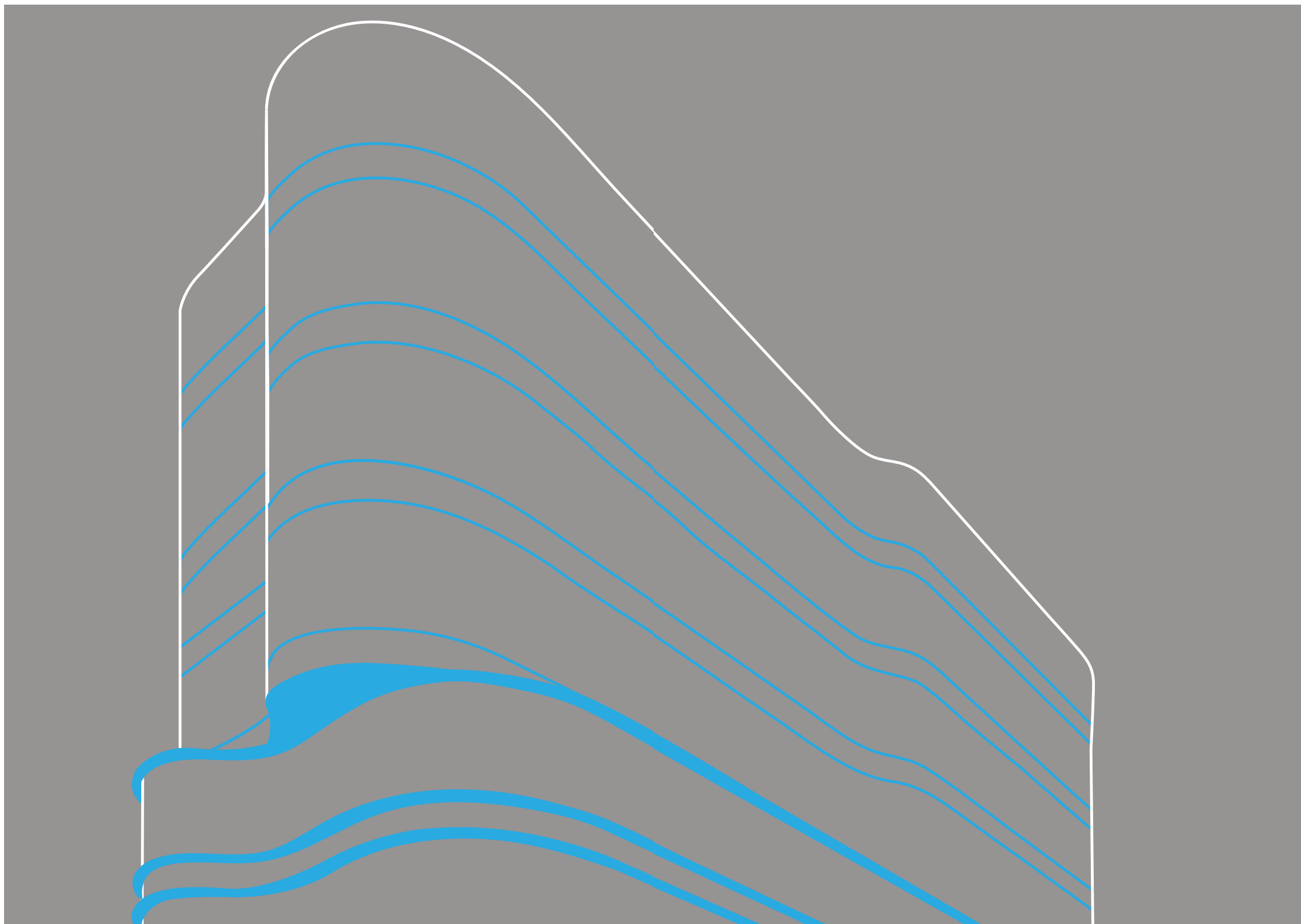
CANNON

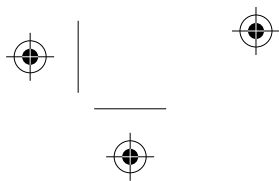
H O U S E

Cantonments, Accra

OFFICE SPACE FOR RENT







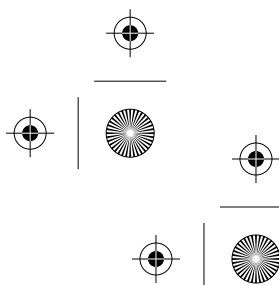
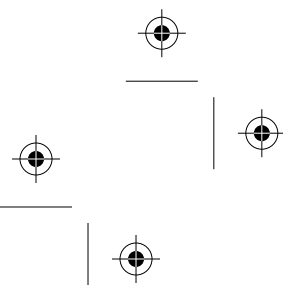
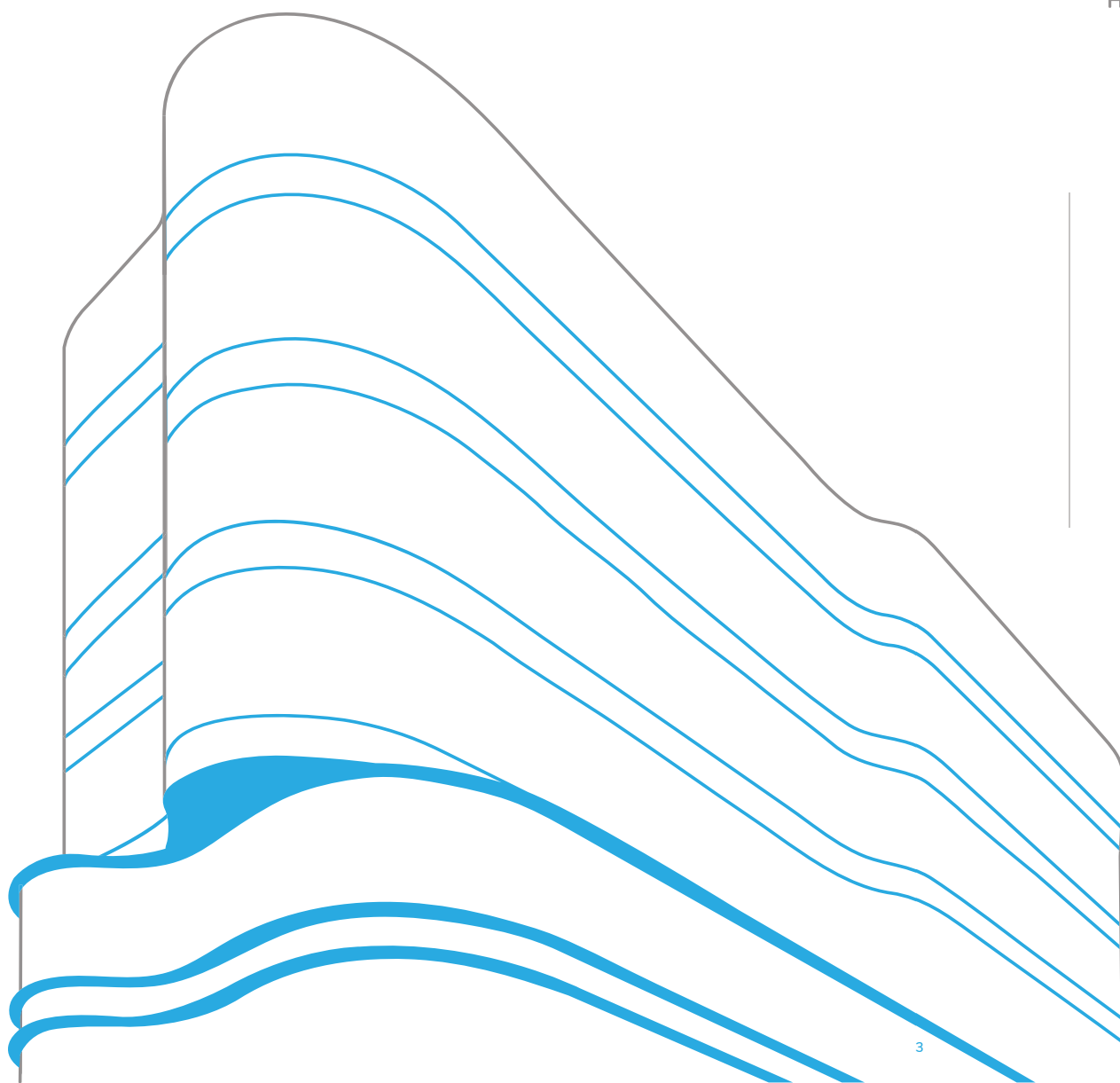
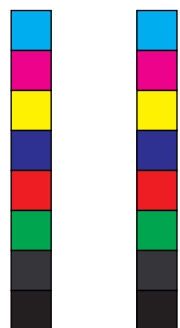
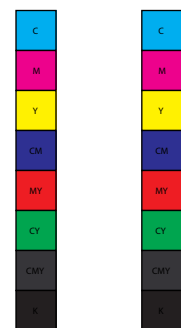
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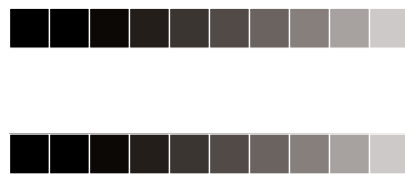
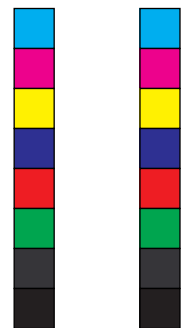
H O U S E

OFFICE SPACE FOR RENT

Grade A office space and retail space available.

Chapter		Page
01	Highlights	03
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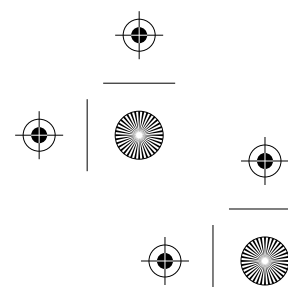
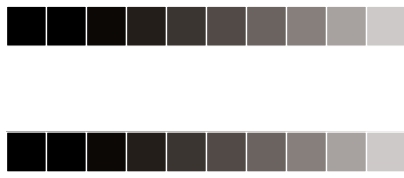
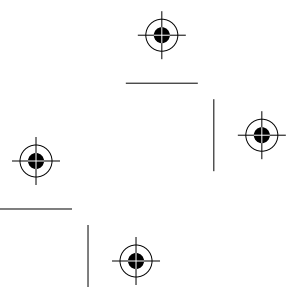
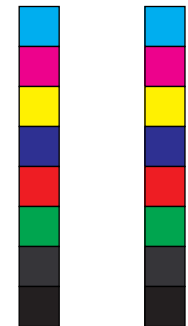
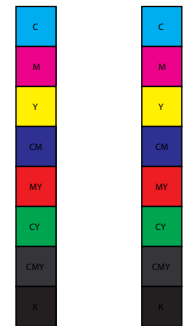
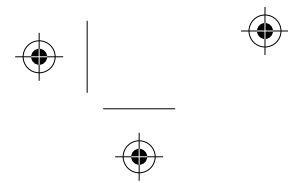




HIGHLIGHTS

- Brand new highly specified grade A level office building.
- 5,600sqm of lettable Grade A office space arranged over underground parking space, ground and eight upper floors.
- Situated in one of Accra's most prime locations Cantonments. It is in close proximity to the Jubilee House (residence of the president), UN, American Embassy, Canadian Embassy, Australia Embassy, Japanese Embassy, Korean Embassy, Chinese Embassy and Kotoka International Airport.
- Designed by internationally renowned af&a Architects and developed by Goldkey Properties.
- Construction is by a team of professional and dynamic contractors, from Grow Engineering.







CANNON

HOUSE

Cannon House is a modern, sustainable and healthy workplace where people and businesses can thrive. Combining the very best in innovative architecture and elegant design, it comprises nine floors.

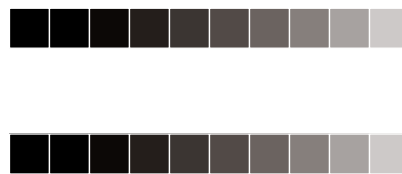
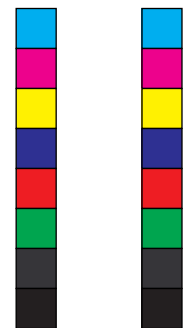
EY, a global leader in assurance, tax, transaction and advisory services, will occupy three office floors, with the remaining space available to other commercial tenants. The building is set to offer an uninterrupted view of the city and world class amenities for its occupants.

CANNON HOUSE



7





LEASE TERMS

Rent Review

Rent is \$30/sqm depending on the duration of the lease, and amount of space taken.

CAM

Common area maintenance fee is \$4/sqm.

Usage

The space is available for commercial offices, as well as providing the opportunity of retail on the ground floor.

Term

Leases start from a minimum of 5 years in duration to 15 years or longer.



CONSTRUCTION

There are 9 floors and 2 basement level parking spaces.

TYPICAL FLOOR LOADING

Waffle screed floors with porcelain tile finish are designed to withstand a uniform imposed load of 4KN/Sqm.

CEILING

Minimum of 2.65m floor to ceiling height.

FIRE SAFETY

Designed to meet Ghanaian, European & British standards.

STRUCTURE

Designed to withstand earthquakes of up to 6.0 magnitude.

MAINTENANCE

To maintain the building's full functions and decades of structural integrity, routine maintenance occurs regularly and as scheduled with no repairs and preventative measures spared.

NOISE

The office noise level is between 60 db and 70 db.

LIFTS

Four lifts provided for the building including a service lift.

TELECOMS

The building is equipped with fiber cables for both data and voice.

ELECTRICITY

Electricity infrastructure including transformer, low voltage installations and generator.

LIGHTING

All floors have 10W, 60cm x 60cm full LED lighting systems installed.

ILLUMINATION LEVELS

Office illumination levels between 300 to 500 lux.

SPECIFICATIONS

AIR CONDITIONING

Energy efficient AC system to significantly reduce energy consumption; Daikin-brand (concealed vrv system).

PLUMBING

Building connection to Ghana Water Main Supply.

SECURITY SYSTEMS

Building protected by CCTV systems.

ENERGY EFFICIENCY

Occupancy sensors, thermal insulation, LED lighting.

BUILDING FAÇADE

External shading.

WINDOWS

Double glazed windows - schueco specified, UV reflective curtain walls, natural lights.

GREEN

Sustainable, green buildings.

FLOOR PLATE

Wide open office plates to avoid the creation of small zones, allowing large teams to work together.

KITCHENETTES

Kitchenettes (break-out zones) provided for every floor.

WASHROOM & LAVATORY

Duravit brand sanitaryware with automated systems.

PARKING

Parking: For every 60 sqm, a parking space is allocated.

DISABLED ACCESS

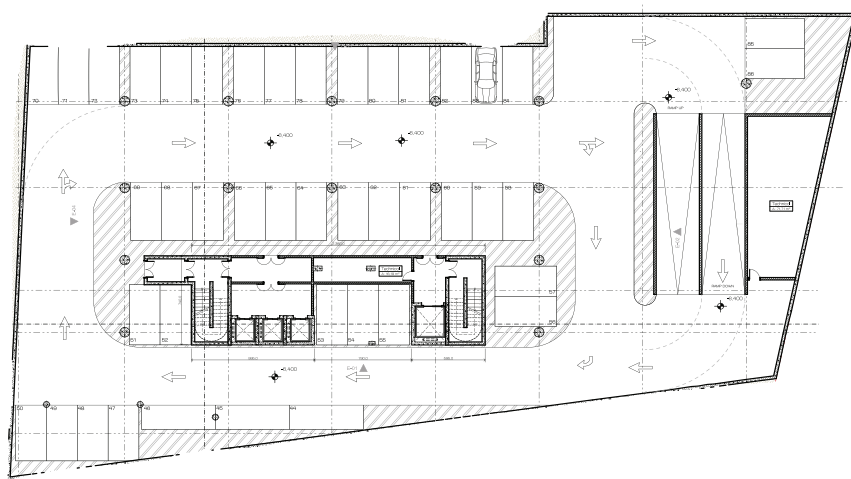
Designed to facilitate wheelchair access at parking areas and toilets

PROPERTY MANAGEMENT

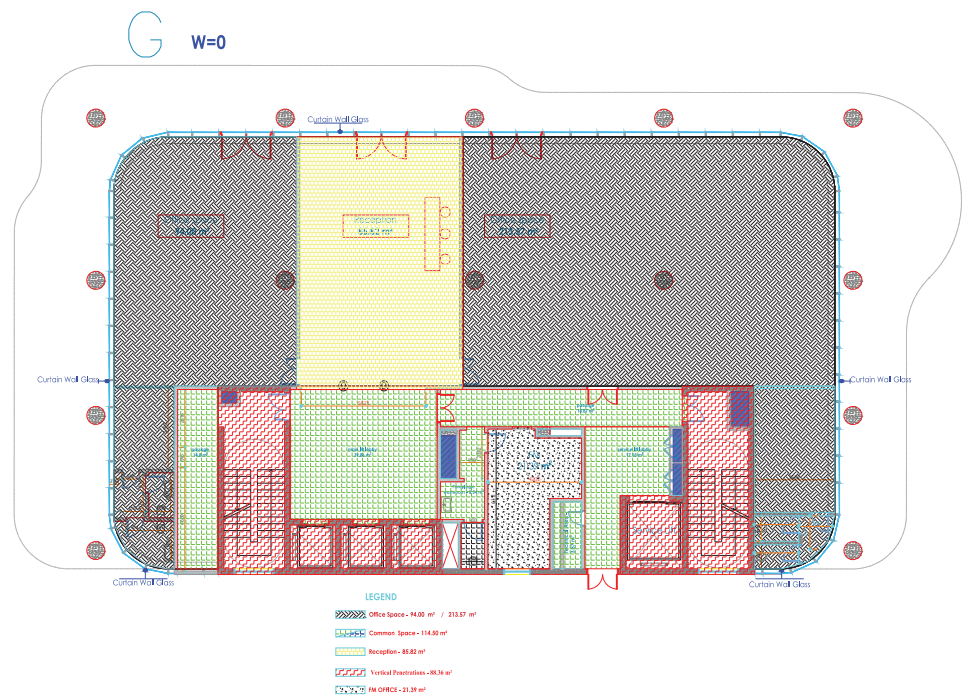
A world-class property management service will be provided by Denton Property Managers, an affiliate of Goldkey Properties Limited.



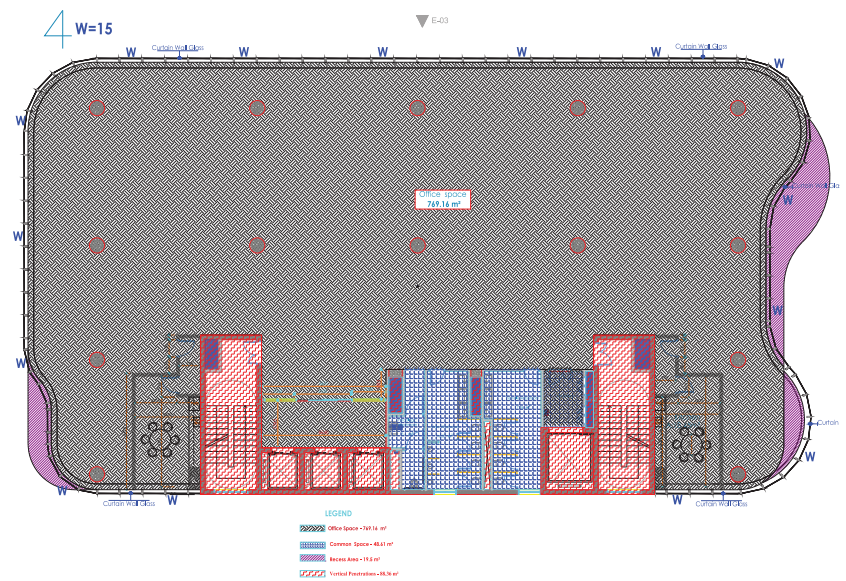
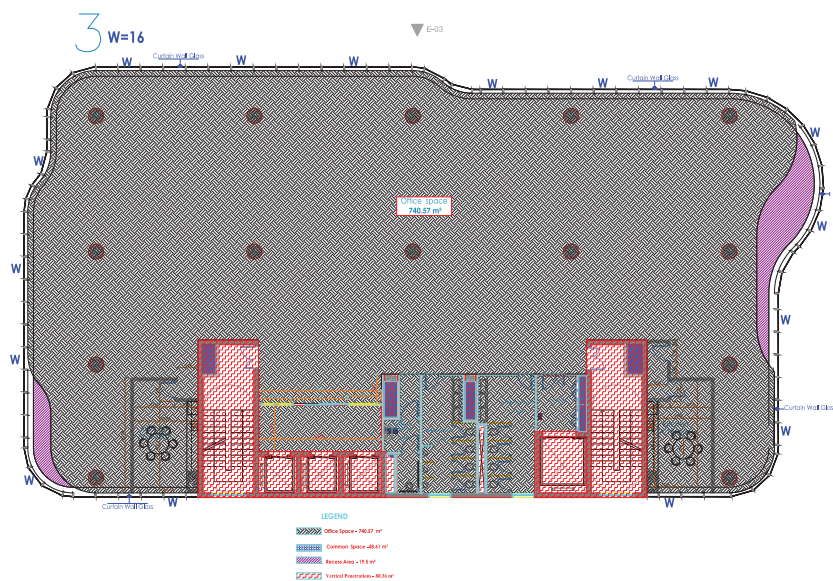
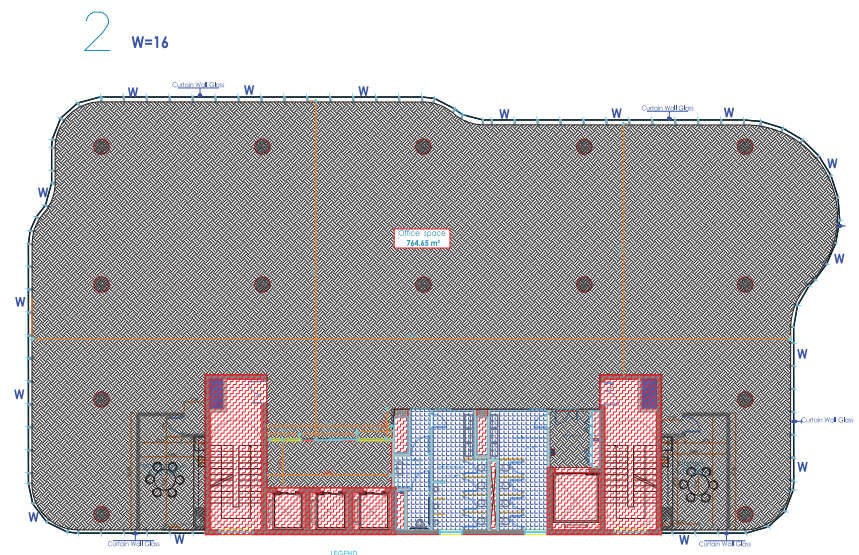
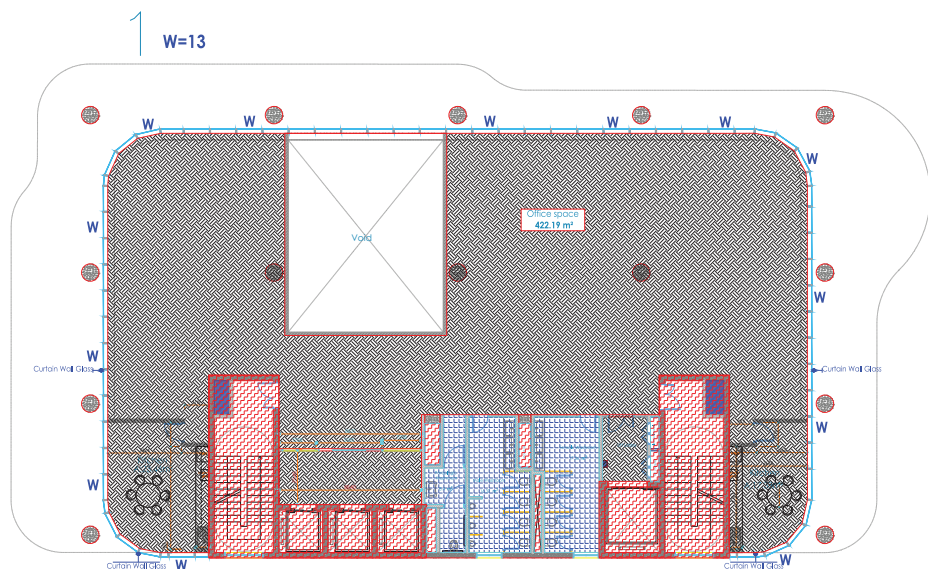
UNDERGROUND PARKING LEVEL 1 & 2



GROUND FLOOR



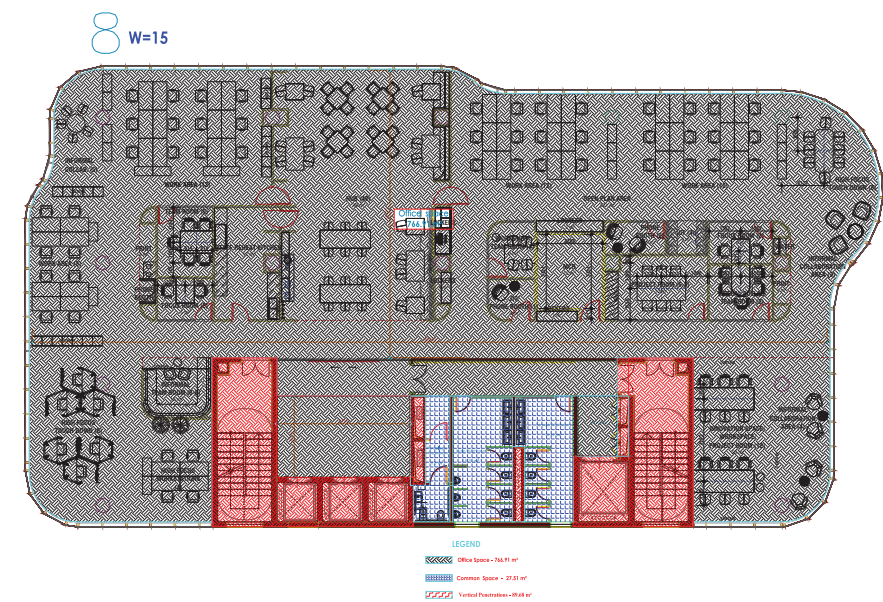
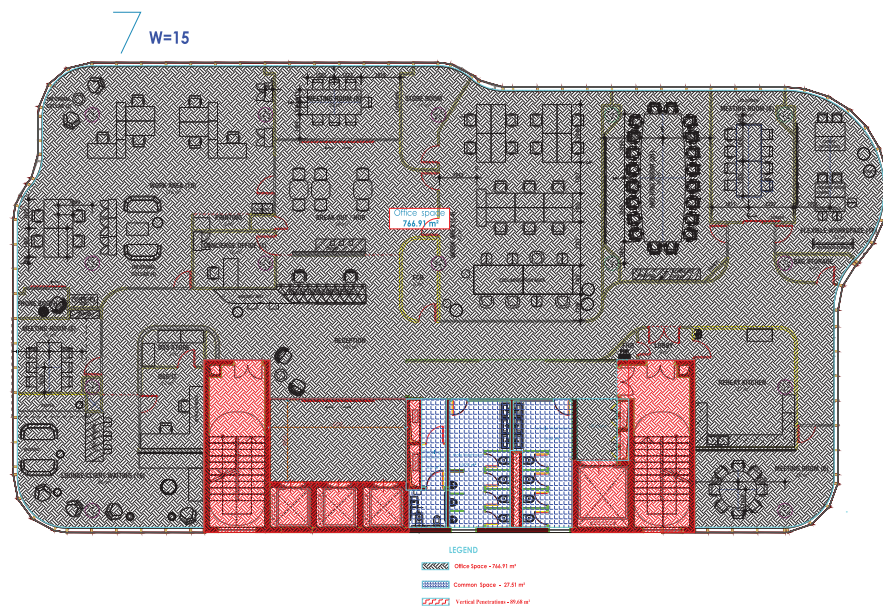
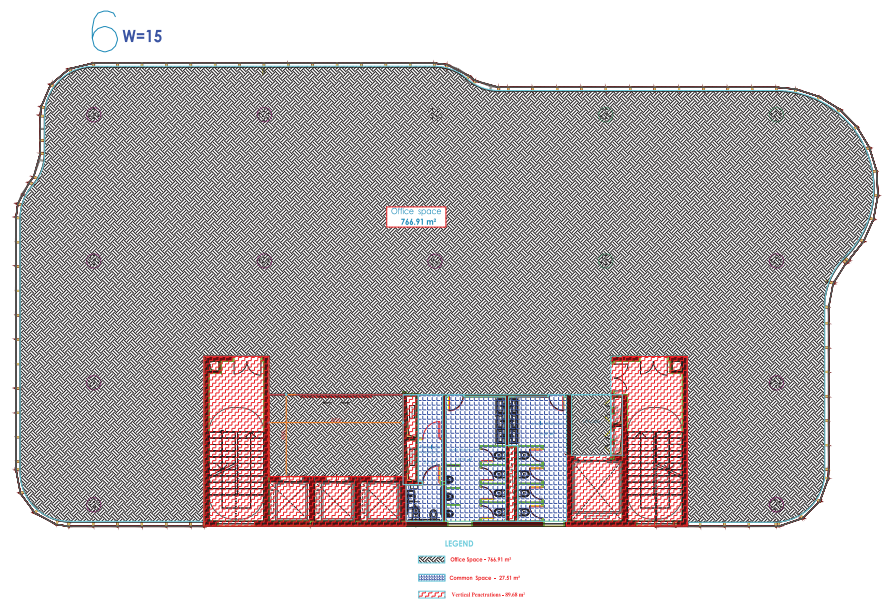
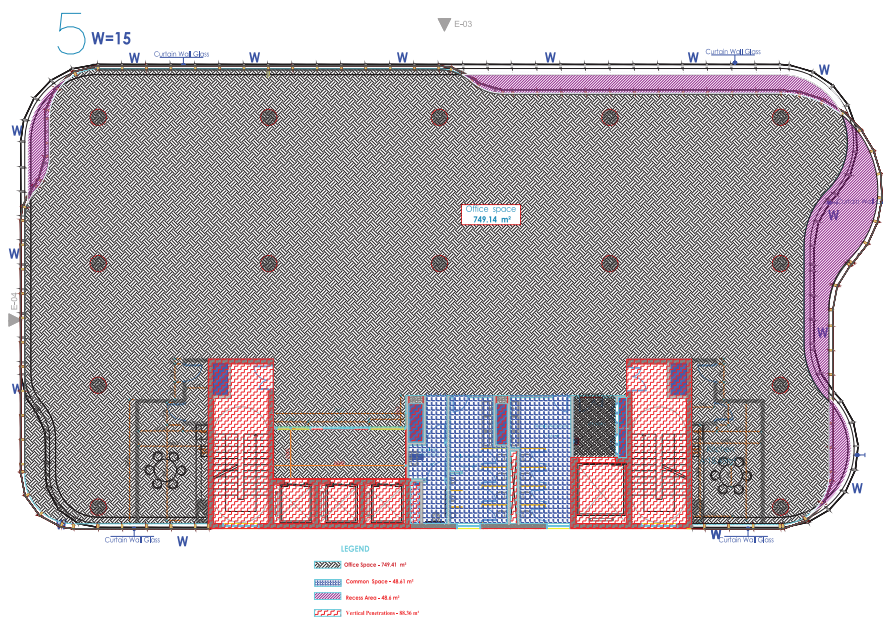
FIRST FLOOR - EIGHTH FLOOR



CANNON HOUSE

CANNON HOUSE

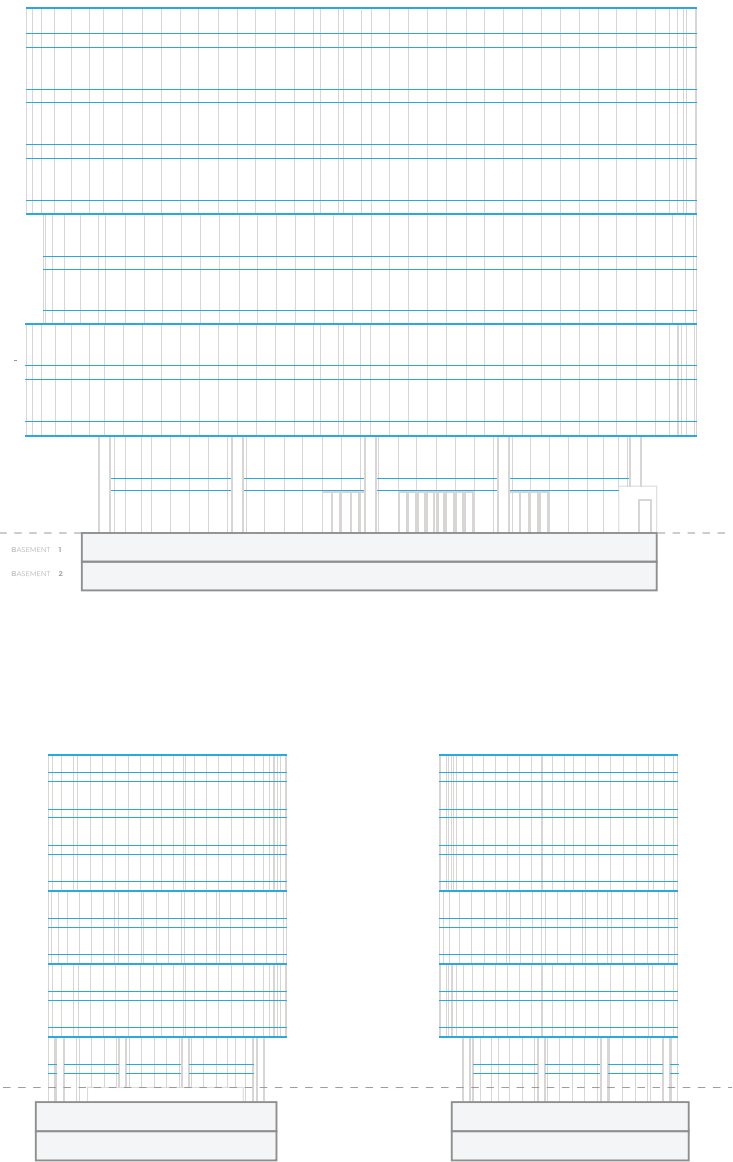
FIRST FLOOR - EIGHTH FLOOR



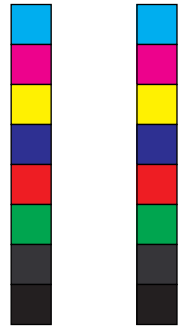
CANNON HOUSE

CANNON HOUSE

BLOCK PLANS



CANNON HOUSE





Kotoka International Airport

4 km away

Government of Ghana Ministries

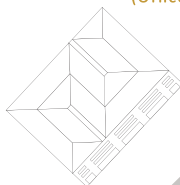
4 km away

CANNON
HOUSE

Rangoon Lane, Cantonments City,
Cantonments, Accra

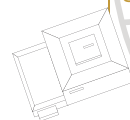


Jubilee House
(Office of the President)



CANTONMENTS

Ghana
International
School



Embassy of
The United States of
America



British
High Commissioner's
Residence



Togolese Embassy



CANNON
HOUSE



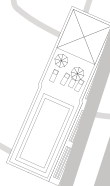
Ghana Police HQ



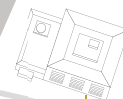
Ghana Fire
Service



Ghana Police
Hospital



Morning Star
School

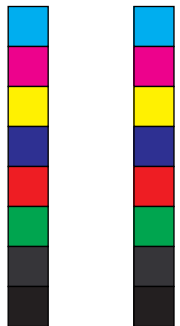
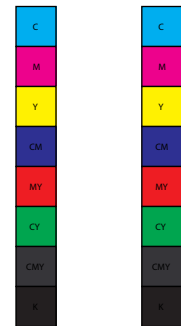


Danquah Circle

OSU

LABONE







EXISTING

TENANTS

Ernst & Young, Ghana, a part of Ernst & Young Global Limited, one of the top 4 public accounting firms in the world and a global leader in assurance tax, transactions and advisory services, is already a proud occupant of Cannon House.

Prospective tenants joining EY, will have the opportunity to put their branding on both the interior and exterior of the building .

CANNON HOUSE







Cantonments City is a mixed use development that is set to become the most prestigious address in Accra. The development has been thoughtfully designed to integrate commercial, recreational and residential spaces.

Cantonments City is right in the heart of Accra, close to everything important. Access is largely free of traffic and within a short distance of the airport, ministries, central business district, United Nations, and the police and military command centers.

The development is a long term project that seeks to build an ecosystem which creatively combines all aspects of life in one vibrant, highly sought-after location.

Cantonments is one of Accra's oldest and most prestigious neighborhoods. It has several high profile properties that include residential, business and government buildings. The value of land and property in the neighborhood has consistently risen over the years, and has been projected to continue rising for the foreseeable future.

There are several embassies and foreign missions in the neighborhood, including the American Embassy, Togolese embassy and the residence of the British High Commissioner.

The neighborhood is also home to some of Ghana's top schools like Ghana International School, The Morning Star School and St. Thomas Aquinas School.

WORK IN THE HEART OF ACCRA





Since 1997, Goldkey Properties has been developing high quality residential, commercial and mixed use spaces all over Accra. The consistent and uncompromising quality of service delivery has become synonymous with the Goldkey brand.

With a professional team of multinationals committed to world-class service delivery, Goldkey has quietly maintained its presence at the apex of the Ghanaian real estate sector.

The Goldkey portfolio of clients comprises embassies and multinational corporations including Huawei, Vivo Energy, Price Waterhouse Coopers, Ernst and Young, JICA, Ghana Investment Promotion Centre (GIPC), RwandAir, British High Commission and the American Embassy.

With an unrivalled record in service delivery, an unwavering commitment to clients and tenants and no compromises whatsoever in the delivery of quality, Goldkey is set to continue “*Building Prestige*” in the years to come.

CANNON HOUSE



WELCOME TO GHANA

Ghana is one of the most stable countries to do business in Africa. The country has enjoyed long stretches of political calm, economic growth and infrastructural development for over half a century after independence.

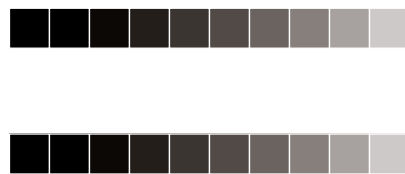
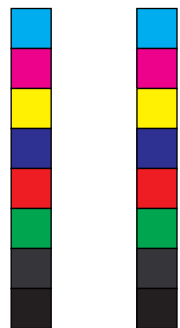
In the World Bank's 2017 Ease of Doing Business report, Ghana was ranked as the best place to do business in West Africa. There is a dynamic private sector willing to collaborate with foreign partners, as well as progressive government/private sector participation.

Several multinational corporations have set up headquarters in Ghana for their operations in West and Central Africa. It is a strategic, safe and central location for accessing the wider ECOWAS market. There is easy access to utilities, security, quality human resource and raw materials for production. It is no coincidence that every year, more corporations continue to establish their regional and continental base of operations in Ghana.

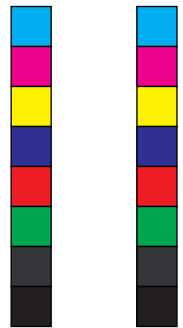
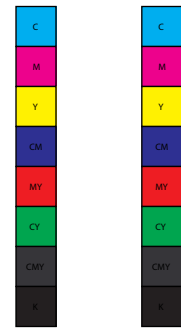
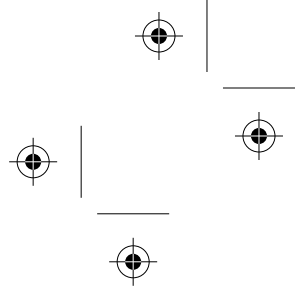
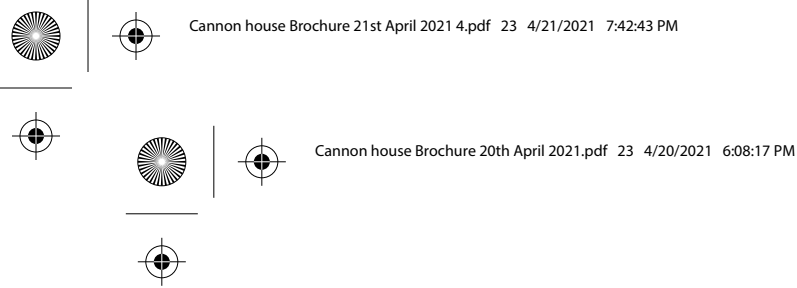
The Government of Ghana is also committed to providing a conducive business environment with legislature that eases the business processes and encourages foreign direct investment. With an average literacy rate of 81% and a resultant large workforce of a young, trained and trainable workforce, Ghana presents an excellent business environment for all.

CANNON HOUSE









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W: www.goldkeyghana.com

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