



**VOLTA**  
PLACE

A DEVELOPMENT BY PROPCO

**AVAILABLE TO LET**

**5,000 SQ M**

*35 Patrice Lumumba Road, Airport  
Residential Area, Accra*

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## WELCOME TO VOLTA PLACE

The Volta Place is conceived as a 5,000 sq m gross office building.

The projected net lettable area of the building is 4,000 sq m. The building is designed with flexible configuration in mind and offers 800 sq m floor plates which can be subdivided into smaller office suites ranging from 200 sq to 400 sq m. The building services have also been designed with flexibility in mind to accommodate ease of individual metering.





## PREMIER INVESTMENT DESTINATION

The Volta Place represents an exciting opportunity to locate in a prestigious building in one of the most strategically important locations currently available in Accra.

Its excellent road network connectivity, good prominence onto the busy Patrice Lumumba Road, proximity to the Kotoka International Airport and to social amenities i.e. shopping malls, schools, hotels, eateries, banks, clinics, residential accommodation make the Volta Place a strategic avenue for business.

# LOCATION MAP & ADVANTAGES





## GRADE A FACILITIES

The Volta Place boasts of several new generation facilities and designs to meet both local and international standard avenue for business.

- CCTV-monitored access control (24/7) to lobbies, main entrance and corridors.
- Washroom system to accommodate the disabled and a standard male and female toilet requirement for each floor.
- Ample parking.
- Prestige lobby finish.
- Interchangeable floor configurations to suit individual tenants' needs.
- Rooftop restaurant and bar.
- 24-hour Property Management Services.
- 24-hour backup generator and water reservoir.
- Kitchenette available on each floor.

## STATE-OF-THE-ART DESIGN MEETS TOP FUNCTIONALITY

- Insulated roof slabs to inhibit heat transmission through the concrete slab.
- Ample glazed facades to reduce the need for large amounts of artificial lighting.
- Aesthetically striking and energy-efficient lighting solutions to decrease electricity consumption.
- A sustainable isothermally insulated cavity wall to maintain internal temperatures, reducing the need for excessive air conditioning.
- Building stairs coated in processed marble plates to complement the two elevators.







# TECHNOLOGICALLY ADAPTIVE SPACES FOR AGILE WORKING

The Volta Place's floor space configuration enables tenants to adopt an office layout to suit their particular needs; tenants who choose to engage in agile working can do so with no hindrances due to the flexible floor space and the numerous wall/floor sockets.



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## WORLD-CLASS SAFETY FEATURES

The Volta Place has been designed to meet the standards set nationally and internationally for the health, safety and security of its tenants.

- Full back-up standby power.
- 24-hour professionally managed and maintained building facilities.
- Design provision for earthquake resistance – EuroCode 8.
- CCTV monitored access control (24/7).
- Advanced mechanical systems.





## SPECIAL AREA (ROOFTOP CAFETERIA)

The Volta Place has a Rooftop restaurant and bar with dramatic and panoramic views across the Airport and surrounding locations.



## GROUND FLOOR

The ground floor space is an attractive and impressive double volume floor space, ideal for premier banking operations, retail outlet or office use; the floor area provides a net lettable area of 732 sq m.

It also houses the reception and lobby, as well as an ATM farm to accommodate 4 ATM units.

## TYPICAL FLOORS (FIRST – FOURTH)

The first to the fourth floor of the Volta Place have a typical floor area of 805 sq m with the flexibility to split into 2 or 4 quadrants of varying sizes on each floor. Services have been designed to accommodate flexibility of various sizes.

Offices are fully finished with quality floor tiles, ceilings, air conditioning, compliant lighting and many more features making the space READY for immediate occupation for any caliber of business operation.



FLEXIBILITY TO  
SUBDIVIDE







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