

**PLOT 999E DANMOLE STREET, VICTORIA ISLAND, LAGOS STATE**



**LOCATION/NEIGHBOURHOOD:**

IMMEDIATE LOCATION OF THE SUBJECT PROPERTY:	ADDRESS OF ASSET:	GLOBAL POSITIONING:
The subject property situates and fronts directly on Danmole street which is a direct offshoot of Idejo street that links the popular Adeola Odeku road at the Eastern side. Adeola Odeku road connects 2 major streets namely Ahmadu Bolo street at the western side and	Plot 999e Danmole Street, Victoria Island, Lagos State	The subject Asset global position using GPS is <b>Longitude: 6.428578N,</b> <b>Latitude: 3.413018E</b>
	Title Document: CofO and Deed of Assignment	

Akim Adesolo on the Eastern side.		
<b>SURROUNDING AREAS/NEIGHBORHOOD</b>	The surrounding neighborhood of the subject property is characterized by mixture of residential and commercial development. The precinct is centralized making it accessible to the other part of the metropolis. The area enjoys the provision of social amenities such as good road network, drainage, good communication network, electricity, and infrastructure.	
<b>INDICATIVE OCCUPIERS</b>	Some of the notable occupiers in the neighborhood include NICON House, Former Access Bank, Liberian Embassy, and Chinese Embassy amongst others.	
<b>PLANNING STATUS</b>	The neighborhood is a "Mixed development" Precinct.	

#### **SITE:**

<b>DESCRIPTION</b>	<b>DEVELOPMENT</b>	<b>SIZE (M<sup>2</sup>)</b>
The premises is regular in shape and enjoys good drainage system. Access in and out the site is through a double leaf metal gate attached with a pedestrian wicket	The site is developed and paved with solid interlocking It is further fenced round its perimeter with a sandcrete block wall to a height of approximately 3.2 meters topped with concertina wire	2,820 from our physical measurement

#### **DESCRIPTION**

The subject property is an undeveloped land with temporary structures comprising of gate house and a block of 3 nos. toilet

#### **GATE HOUSE**

The gate house is a temporary building located at the frontal part of the site covering an approximate gross floor area of **16.32m<sup>2</sup>** from our physical measurement

<b>CONSTRUCTION DETAILS:</b>
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ROOF	Pitched type covered with asbestos
CEILING	Hardboard
WINDOW	NACO glaze louvers blades
DOORS	Wooden flush type
WALL	The walls are constructed with reinforced Sandcrete block wall, rendered and finished with emulsion paint

<b>TOILET</b>
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This block of 3 nos. toilet is a temporary building covering an approximate gross floor area of **38.22m<sup>2</sup>** from our physical measurement.

<b>CONSTRUCTION DETAILS:</b>
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ROOF	Pitched type covered with asbestos
CEILING	Hardboard
WINDOW	NACO glaze louvers blades
DOORS	Wooden flush type
WALL	The walls are constructed with reinforced Sandcrete block wall, rendered and finished with emulsion paint