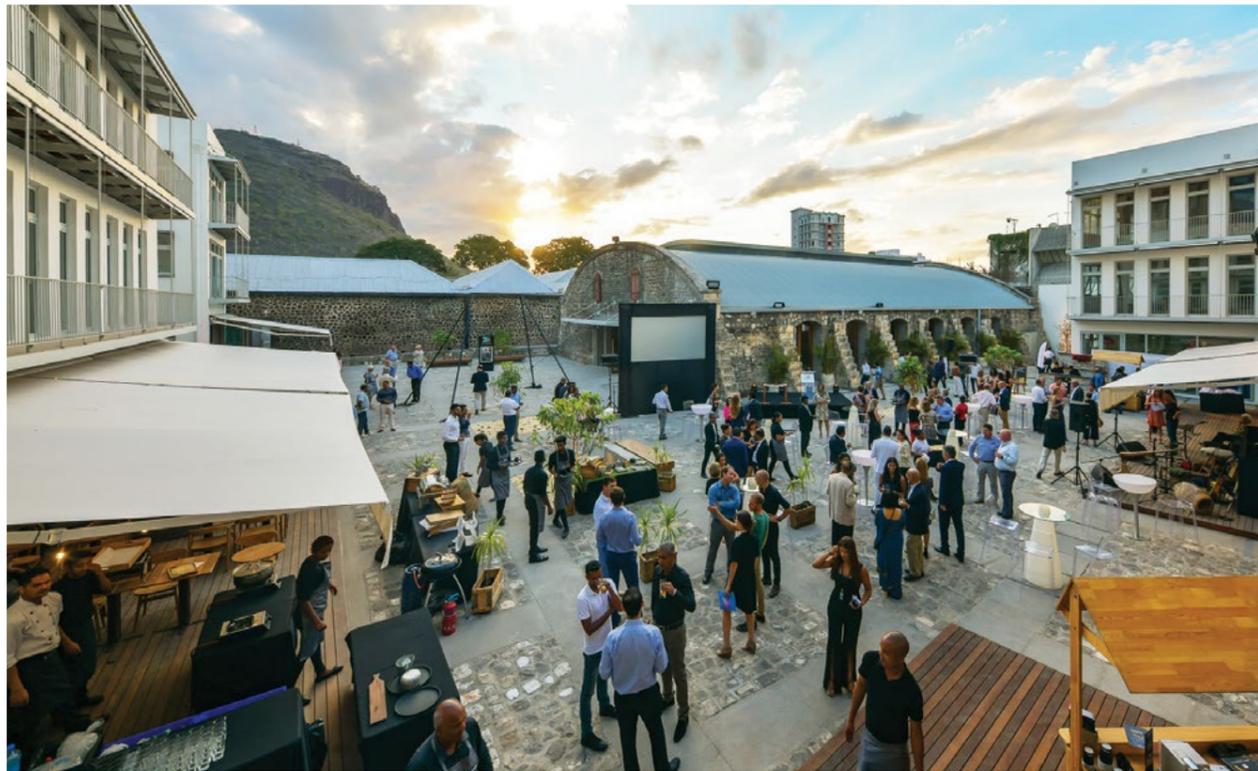


246 EDITH CAVELL COURT

Strategically located in the central business district, close to key business areas and transportation hubs, the 1.1 Arpents of land now housing 246 Edith Cavell Court, and its historical building – one of the oldest in the capital – has the hallmark of a unique development.



With 3 years to materialise, every part of the project was carefully thought through, from the choice of the design team to the concept and user experience. From the start, the whole concept revolved around safeguarding and integrating historical buildings that dated back to the late 18th century. At that time, the site housed l’Hôtel du Génie, which is where all the plans and charts of the island as well as its fortifications for the French Army Corps of Engineers were prepared and safeguarded. L’Hôtel du Génie was under the commandment of Captain Lislet Geoffroy,

who was tasked to ensure the surrender and transfer of all the French military’s inventory to the British under Robert Townsend Farquhar.

Valentin Lagesse Associes (VLA) were the architects selected to work on this project, both because of their extensive experience in retail and mixed used buildings, as well as for their passion for the Mauritian historical heritage and its preservation and incorporation into the country’s more modern fabric.

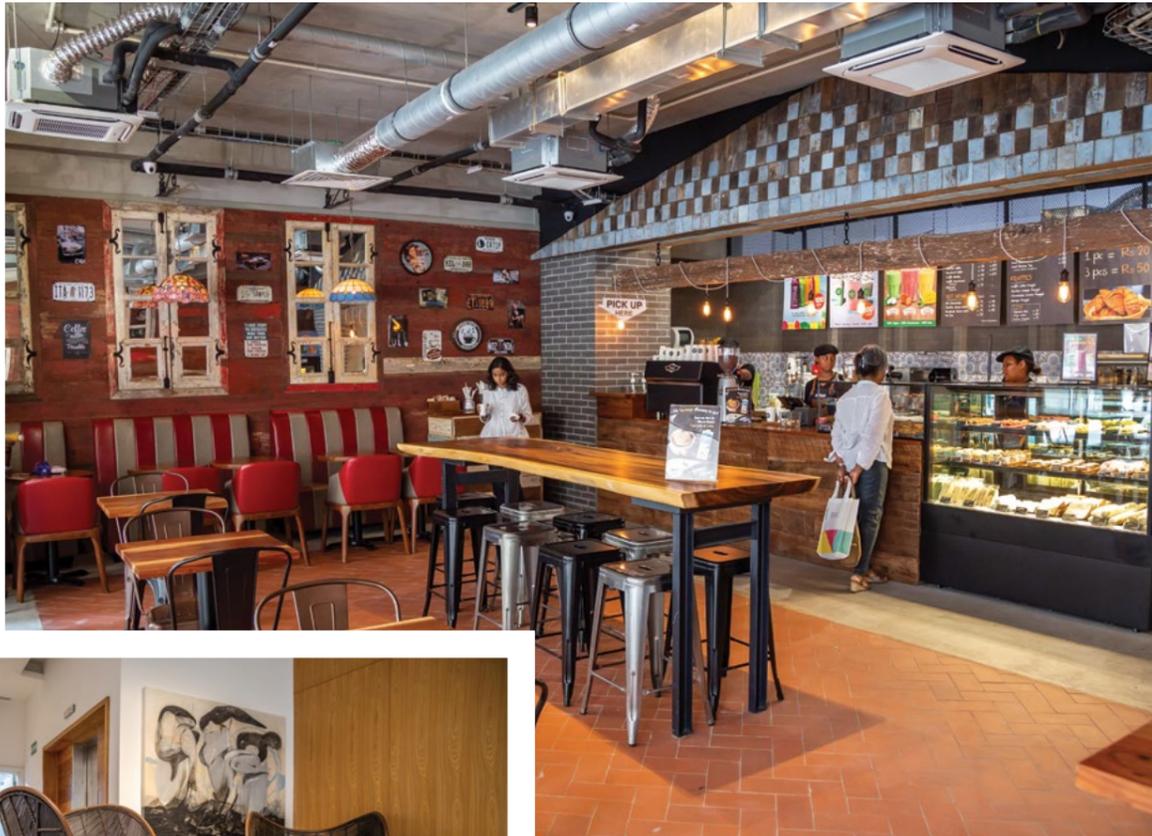


The positioning of the project was clear from the very beginning: an office building marked by history, with a clever mix of retail and dining facilities set around a central courtyard. Unique to this courtyard, a 600 m² stone hangar has been renovated into a multipurpose building, capable of hosting formal dinner functions and conferences, or being used as an art gallery or place to promote local artistry.

From a branding perspective, the project was named 246 Edith Cavell Court, which was inspired from the property’s physical address, i.e. number 2 and 4 of Barracks street and number 6 of Edith Cavell Street.

The architecture of 246 Edith Cavell Court reminds us of the French colonial era, with a modern touch. With its modest elevation of Ground +2 floors, the building preserves its historical aesthetic in contrast to the more modern buildings populating today’s busy streets of Edith Cavell, La Chaussée and Barracks.

“The architecture of 246 Edith Cavell Court reminds us of the French colonial era, with a modern touch.”



“We believe 246 Edith Cavell Court will be a key ingredient to the regeneration of our capital”

246 Edith Cavell Court is composed of a 6,480 m² Gross Leasable Area (GLA), comprising primarily office spaces on the upper floor, retail outlets at the high street level and restaurants in the courtyard that frames the multipurpose hangar, now named “La Galerie du Génie” in honour of L’Hôtel du Génie. The mix of tenants has been carefully selected to cater for both office users and residents of the Port Louis region, the restaurants provide a comfortable dining experience for a wide range of budgets and the integration of 2,911 m² of office space to the retail and events activities provides a captive market to retail tenants.

The office spaces located on the first and second floors are designed with a good degree of flexibility, thereby meeting the market’s current and future needs. We favoured this approach to be able to cater to different business sizes, from large corporations to SMEs’ or individual practices.

We believe 246 Edith Cavell Court will be a key ingredient to the regeneration of our capital, along with the Victoria Urban Terminal, recent improvements to the Port Louis Waterfront, the Caudan Arts Centre, the new Supreme Court and the soon to come Aquarium. This project highlights our willingness to add value to our tenants’ businesses, offering them real estate solutions that align with their core strategy.

