

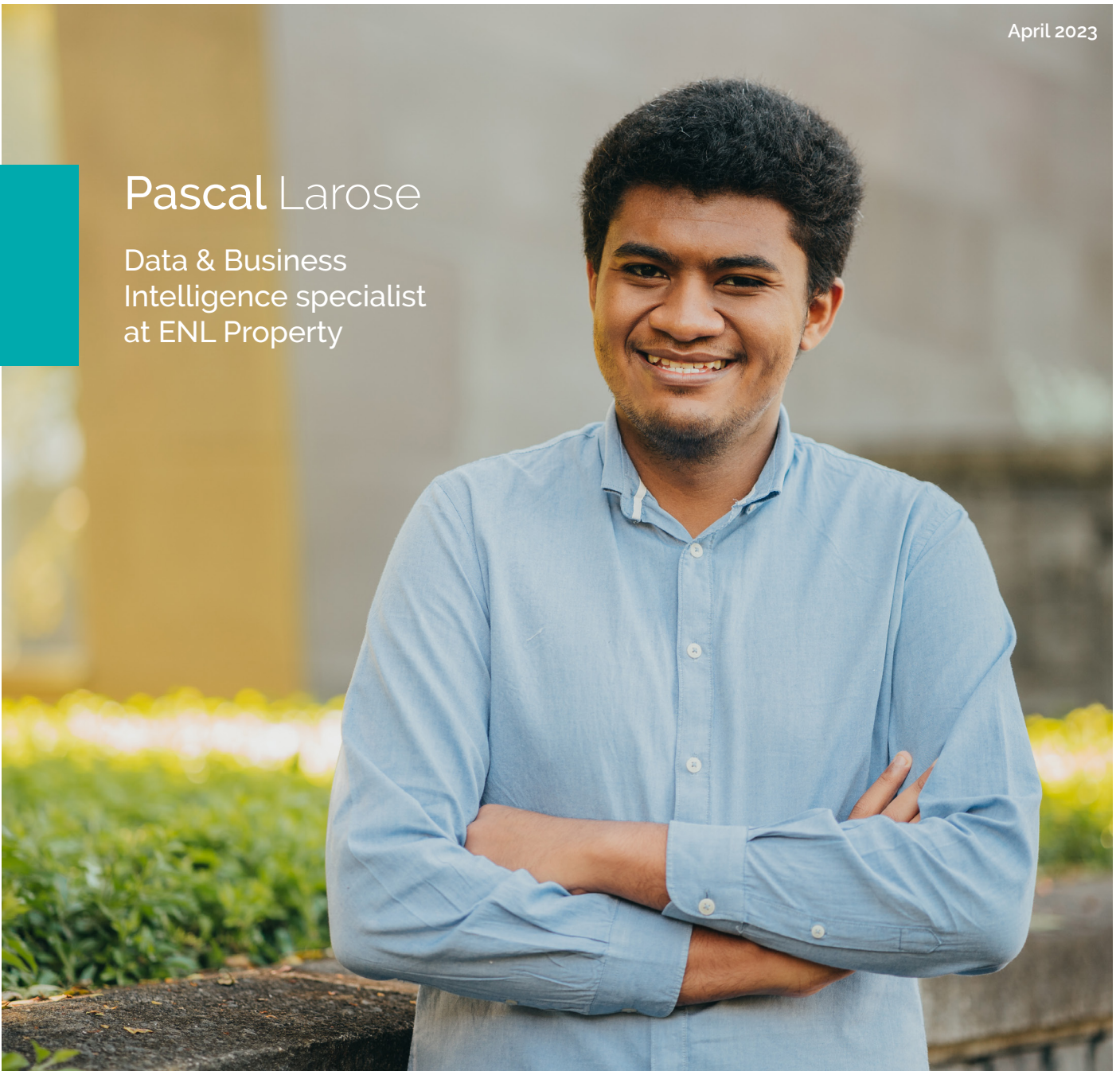
CHOOSING THE PERFECT OFFICE IN MAURITIUS: **WHAT TO KEEP IN MIND?**



April 2023

Pascal Larose

Data & Business
Intelligence specialist
at ENL Property



Pascal Larose is a Business Intelligence and Data Specialist at ENL Property. Originally from Rodrigues, he pursued his studies in Economics, Econometrics and Statistics in the UK and the Netherlands.

Pascal is passionate about the application of analytics and location intelligence to problem-solving in real estate. He is committed to promoting data-driven decision making at Oficea the leading office developer in Moka Smart City and a pioneer in the application of real estate analytics in Mauritius.

CHOOSING THE BEST OFFICE SPACE IN MAURITIUS: What to keep in mind?

Choosing the right office space is crucial for any business as it can impact the productivity and success of the company. When choosing an office space in Mauritius, there are several factors to consider, including space requirements, type of industry, location type and grading of office space.

PICKING THE RIGHT OFFICE: WHICH FACTORS TO CONSIDER IN MAURITIUS?

1. Space requirements - 8 to 15 sqm per person, the right ratio!

The space requirement for an office depends significantly on the number of employees currently employed in the short-term and recruitment plans over the next 3-5 years.

What are the typical office sizes?

According to research by Knight Frank*, working on an office space ratio of 8 to 15 sqm per person is optimal.

Office type	Dimensions
Typical/standard office	10-12 sqm
Large office	12-15 sqm
Supervisor workstation	6-10 sqm
Standard workstation	4-6 sqm

The general office trend is to replace private offices by more communal spaces where individual space is traded off for more a collaborative open space setting and meeting rooms. The suitability of an open space setting VS private offices coupled with the recruitment plans, scaling ambitions of the business will dictate the size and type of office space necessary.

2. Type of industry

The type of industry a company operates in is paramount when choosing the right office space. For instance, companies with employees who require fixed stations or operate specialised equipment will require a different type of office space compared to those who with more flexible requirements. Tech companies, for instance, have unique requirements when it comes to office space, including the need for ample space for data centres, server rooms, and other technical infrastructure.

As highlighted by *wework* and *Workspace* (a leading office space provider in the UK)*, tech companies often require open-plan office spaces, which facilitate collaboration and creativity, as well as dedicated spaces for meetings, brainstorming sessions, and relaxation.

How much office space for amenities

According to *Workspace** , you should account for amenities as follows:

<p>Small meeting room (2-4 people) =</p> <p>9 sqm</p>	<p>Large meeting room (4-8 people) =</p> <p>14 sqm</p>	<p>Boardroom (15-20 people) =</p> <p>20 sqm</p>	<p>Conference room (20-30 people) =</p> <p>28 sqm</p>
<p>Small server room (up to 5 racks) =</p> <p>4 sqm</p>	<p>Large server room (up to 30 racks) =</p> <p>11 sqm</p>	<p>Kitchenette</p> <p>9 sqm</p>	

3. Location

The location of an office plays a strategic role in the success of any business. Therefore, it is important to consider factors such as:



Accessibility
(Proximity to metro/tram lines, bus, and good road network)



Local amenities
(Shopping malls, proximity to service providers, etc..)



Proximity to employees



Target Customers



Size and layout of space



Potential for growth



Cost



Competitors and local regulations



Flexibility in lease and options for expansion

4. Type of Office Space

Offices come in different shapes and shades dependent on the level of fitting out, furnishing and services provided by the landlord. **Knight Frank** uses this categorisation:

Conventional offices

A conventional office is a self-contained workspace that is leased by a company and requires the business to take on responsibility for fitting out and managing the space.

Managed offices

A managed office provides a middle ground between conventional and serviced offices, with the landlord responsible for managing the space, but the tenant still responsible for fitting out and managing their own space.

Serviced offices (co-working)

A serviced office is a fully equipped and furnished workspace that is managed by a third-party provider, providing businesses with a flexible and low-risk option for office space.



5. Grading of Office Space

Office grading generally refers to a system used to classify office spaces based on their quality, age of the building, amenities, location, and other factors.

The General convention is:

Grade A

They are generally considered the best-in-class office spaces, with the most desirable locations, top-notch amenities, and high-end finishes. These offices are typically found in prime locations in central business districts and are often occupied by prestigious companies. They tend to be newer buildings with modern features and command the highest rents. **Les Fascines building in Vivéa Business Park, Moka** is an example of Grade A workplace in Mauritius.

Grade B

offices are the middle tier of office spaces. They are typically well-maintained buildings in good locations, but they lack all the bells and whistles or high end finishes of Grade A buildings. They are also a bit older than Grade A locations, but they are still considered to be good quality spaces. Rents for such workplaces are generally lower than Grade A. Office buildings around the Cathedral Square in Port Louis are generally Grade B.

Grade C

offices are the lowest tier of office spaces. They may be in less desirable areas or have outdated features. These buildings may require more maintenance and repairs, and they may not have the same level of amenities as Grade A or B buildings. Rents such office buildings are generally the lowest, reflecting their lower quality and desirability.

The grading is important in the office-choice for any business as it will bear a significant cost financially as well as productivity wise on employees. For example, older Grade C buildings may require more regular repairs which in turn may disrupt work regularly or their off-centre positioning may dissuade talent from applying as compared to businesses located in newer, centrally located Grade A and B buildings.

FOCUS ON THE OFFICE MARKET IN MAURITIUS (Grade A offices only)

In a recent study by JLL, Mauritius has an estimated total of **510,000 sqm of Grade A offices** with an annual supply growth rate of **8%** per annum. Fully serviced co-working space providers such as Workshop17, Regus, TBE, The Hive Workplace, are on the rise whilst traditional office providers are more and more shying away from the grey shell&core to a more à la carte fitting out serviced offer.

EMERGING OFFICE HUBS IN MAURITIUS (Grade A offices only)

Managed and serviced offices are the most popular Grade A office spaces in Mauritius, with major hubs in **Ebene (331,000 sqm)**, **Port Louis (34,500 sqm)**, and **Moka (30,000 sqm)**. Moka is set to overtake Port Louis as the second Grade A office hub offices within the next few years, with significant new office development particularly around its centre, Telfair.



REASONS TO CHOOSE MOKA SMART CITY

Moka offers some key advantages:



Central & accessible



Proximity to Mauritius' major urban centres



Well-developed & efficient road network



Quality infrastructure



Lively precincts



Emphasis on sustainability and energy efficiency



Choosing the right office space requires careful consideration of several factors. By focusing on space requirements, location, its own industry requirements, type and grading of office space, the right office will set the business in an environment conducive for growth with suitable infrastructure, closer to its customers and employees. In Mauritius, Moka Smart City is a well-located workplace which combines modernity, accessibility, and sustainability.

With state-of-the-art infrastructure and readily accessible by car, by bus and soon with a new Metro line in the works, Moka is the most advanced smart city in Mauritius. Through Oficea, its leading office and commercial real estate developer, Moka offers a modern, yet peaceful working environment surrounded by well-preserved beautiful green scenery. Buildings in Oficea's portfolio are developed and managed to be energy-efficient according to the principles of LEED whilst tenants are supported with onsite waste collection and recycling initiatives. A tailor-made approach with modular offices is offered combined with ancillary services under the "Oficea Workspitality" umbrella which include a concierge, a nursery, a gym, meeting rooms, events and many more. Overall, Oficea and Moka, provide a unique set of advantages which makes them one of the most serene and innovative workplaces in Mauritius.

References:

Commercial Real Estate (Australia)*

How much office space do I need? (2019, April 17). CommercialRealEstate.com.au. <https://www.commercialrealestate.com.au/advice/how-much-office-space-do-i-need-57459/>

Knight Frank*

How Much Office Space Does My Business Need? – Knight Frank (UK). (n.d.). How Much Office Space Does My Business Need? – Knight Frank (UK). <https://www.knightfrank.co.uk/office-space/insights/culture-and-space/how-much-office-space-does-my-business-need/Wework>

Wework*

How four tech companies use property to support their businesses - Ideas (en-ZA). (2019, October 28). Ideas (en-ZA). <https://www.wework.com/en-ZA/ideas/tech-companies-office-space>

Workspace (UK)*

How much office space do I need? | Workspace @. (2021, November 12). How Much Office Space Do I Need? | Workspace @. <https://www.workspace.co.uk/content-hub/business-insight/how-much-office-space-do-i-need>