



# CHODTHANAWAT 5

## FACTORY – WAREHOUSE

Address : No.44/1-18 Moo 7 Tambol Khao Khansong , Amphur Si Racha , Chonburi 20110

### PROJECT AREA

- Warehouse** : Approximately 526 , 1,046 sq.m. /unit
- Office** : Approximately 108-216 sq.m. /unit (one-two floor)
- Warehouse+Office** : Total 634 , 1,154 sq.m. /unit
- Building Structure** : Steel Reinforced Concrete size of 20x26 meters in width and length without center pole.
- Roof** : Wrought alloyed steel structure roofing plated with Alu-Zinc sheets, transparent tiles and ventilation fans.
- Wall** : Brick block concrete wall with a cement coating and Painted about 8 - 12 meters height.
- Gypsum Board Ceiling** : Open Space High Ceiling 12 meters Flooring.
- Loading Capacity** : Cement floor with iron reinforcement load 3-5 tons /sq.m.
- Window-Door** : Clear Glass Window-Door in Aluminum Swing Flame
- Warehouse Gate** : Automatic roller shutter door average 4.5x 4.5 m. in width and height.
- Local Road** : 10-15 meters wide concrete road enabling to accommodate large trucks tailing with 40' container.

### UTILITIES AND SERVICES

- Electricity** : Electricity supply of 30/100 Amp (3 Phases 4 Wires for factory standard with option to expand) All electricity charges will be paid directly by tenants to M.E.A.
- Water** : Water supply of individual or pay by the meter.
- Telephone** : Direct private telephone from TOT for all possible connections. The installation fee is 5,000 ฿ has to be paid to the landlord.
- Fire Protection** : Fire extinguishers, fire alarms, and heat detectors are available.
- Security** : 24-hour qualified security guards are promptly responding to accidents and CCTV around the project.
- Cleaning Service** : Service for public area.
- Maintenance** : Repair and maintenance service by project technicians.
- Parking Space** : Available in front of each unit as well as for uploading purpose (free of charge)

### RENTAL FEE AND CONDITION

- Rental** : 130 Baht/ sq.m./ month (not including electricity, water supply, telephone, common area expense and VAT)
- Term of Rent** : 1-3 years with an option to renew.
- Deposit** : 4 months of rental (excluding rent in advance 1 month)
- Common Area Expense** : 20 Baht/ sq.m./ month (Will be shared among all tenants at actual cost)



FOR MORE INFORMATION, PLEASE CONTACT CHODTHANAWAT CO., LTD.

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TERMS AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.

