

FACTORY - WAREHOUSE (BLOCK I)

Address : No. 41/95-113 Moo 6 Thanon Debaratana (Bangna) KM. 16 ., Bangcha-long, Bangplee, Samutprakarn 10540



PROJECT AREA

Warehouse	: Approximately 270-460 sq.m. /unit
Office	: Approximately 68-143 sq.m. /unit
Warehouse + Office	: Total 300-600 sq.m. /unit
Building Structure	: Wrought alloyed steel structure roofing plated Alu-Zinc sheets with insulation and roof-light.
Loading Capacity	: Cement floor with reinforced on pile, polishing floor, crystal diamond floor coating and load 3 tons per/sq.m.
Wall	: Brick block concrete wall with a cement coating and painted about 8-10 meters height.
Warehouse Gate	: Automatic roller shutter door average 5x4.5 m. in width and height.
Local Road	: 10-15 meters wide concrete road enabling to accommodate large. (Readied for heavy truck)

UTILITIES AND SERVICES

Electricity	: Electric supply of 10/100 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	: Adequate water supply through the storage tanks with drainage system and Regularly Laboratory water testing to ensure the water quality. All water charges will be directly paid by tenants to the government.
Telephone	: Direct private telephone from TOT for all possible connections. The installation fee is 5,000 ฿ per line 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 Lot	: Front yard is available for self-loading * Easy to access and connecting to major transportation routes.
Retailer & Grocery store services	: 7 Eleven, Lotus Express and retail shop.



RENTAL FEE AND CONDITION

Rental	: 180 Bath/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	: 25 Baht/sq.m./month (Will be shared among all tenants at actual cost.)

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

(02) 235-6747-8

E-mail : sales@chod.co.th

Website : www.warehousechod.com

TERMS AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.

