



## PROJECT AREA

<b>Warehouse</b>	: Approximately 400 - 500 sq.m. /unit
<b>Office</b>	: Approximately 100 - 300 sq.m. /unit
<b>Warehouse + Office</b>	: Total 650 - 800 sq.m. /unit
<b>Building Structure</b>	: Showroom: double-reinforced concrete floor Office: 3.5-4 meters of ceiling height. Warehouse: 7.5 meters of ceiling height.
<b>Roof</b>	: Alu-zinc metal sheet with ventilation system.
<b>Gypsum Board Ceiling</b>	: T-bar Gypsum board (open space for service center)
<b>Wall</b>	: Internal : 4 inch block of concrete (side decor) (plaster paint for showroom) External : 4 inch block of concrete.
<b>Window-Door</b>	: Clear glass panel in aluminum frame Color decor.
<b>Warehouse Gate</b>	: Steel Roll Gate : average 4.5x4.5 m. in width and height.
<b>Loading Capacity</b>	: Showroom/Office rubber tile with live load up to 300 kg/sq.m. Warehouse: cement screed with live load up to 2,000 kg/sq.m.
<b>Local Road</b>	: 10-15 meters width Hot-mixed Asphalt at main entrance (Readied for heavy truck).

## UTILITIES AND SERVICES

<b>Electricity</b>	: Electric supply of 30 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.
<b>Water</b>	: 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.
<b>Telephone</b>	: Direct private telephone from TOT for all possible connections. The installation fee is 5,000 ฿ per line has to be paid to the landlord.
<b>Fire Protection</b>	: Fire extinguishers, fire alarms and heat detectors are available
<b>Security</b>	: 24-hour qualified security guards are promptly responding to accidents and CCTV around the project.
<b>Cleaning Service</b>	: Service for public area.
<b>Maintenance</b>	: Repair and maintenance service by project technicians.
<b>Parking Space</b>	: Available in front of each unit as well as for loading purpose (free of charge).



## RENTAL FEE AND CONDITION

<b>Rental</b>	: 400 Bath/sq.m./month (not including electricity, water supply, telephone, common area expense and VAT.)
<b>Term Of Rent</b>	: 1-3 years with an option to renew.
<b>Deposit</b>	: 6 months of rental (excluding rent in advance 1 month)
<b>Common Area Expense</b>	: 28 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.

