

CHODTHANAWAT CO., LTD

“Develop and Enhance to International Standard”



CHOD BIZ PARK
@CHAENGWATTANA 38



CHOD BIZ PARK
@BANGNA KM.8

“ Develop and Enhance to International Standard ”

Chodthanawat Co., Ltd is a business unit of K. Group that specializes in industry with advanced business approach. Company offers integrated factory-warehouse “**Chodthanawat**” for rent to serve needs of industrial and logistics entrepreneurs who require warehouse with international standard. Company provides full range of facilities and allow clients to design space to fulfill their requirement. Facilities have been managed by competent team with more than 30 years of experiences.

Chodthanawat Co., Ltd. is well-established with registered capital of 1,000 million Baht, with factories and warehouses for rent in 150,000 sq.m. space, gaining trust from leading clients in both domestic and international market. Facilities are located close to various strategic business areas as follows;

- ✧ **Charoenkrung Road, Soi 30 (Bangrak-Silom)**, prime business area in central Bangkok
- ✧ **Theprattana Road km. 1 (Bangna-Trad)** (Bangna Expressway entrance-exit), opposite to Bitec Bangna, key exhibition center that connects Eastern Seaboard, transportation and industrial, and automotive sectors.
- ✧ **Theprattana Road km. 16 (Bangna-Trad)** (close to Suvarnabhumi Airport), connecting industrial locations and key worldwide economic sectors with convenient transportation routes.
- ✧ **Rama 2 Road** (close to Sinsakhon Industrial Estate and Mahachai), gateway to business of southern region and hub of steel industry, printed media, furniture, apparel, and seafood, etc.
- ✧ **3138 Road, Chonburi-Rayong** (close to Eastern Seaboard Industrial Estate and Laem Chabang Port), key industrial area of South East Asia
- ✧ **Chaengwattana Road, Soi 38**, area of international exhibition center, convenient location that close to Bangkok, Sirat Expressway entrance-exit, and MRTA project, Pink Line on Chaengwattana Road.

CHOD BUSINESS PARK @BANGNA KM.8



PROJECT AREA



- Warehouse : Approximately 60-100 sq.m./unit
(car park 25 sq.m., Building 40 sq.m., backside 15 sq.m.)
- Amount : 54 Unit
- Building Structure : Steel Reinforced concrete without center pole
- Roof : Structural steel. Alu-zinc roof with Internal Ventilator System.
- Wall : Concrete brick smooth coating of paint Height 2 meters and Alu-zinc.
- Gypsum Board Ceiling : Open space high ceiling 4 meters.
- Loading Capacity : Cement floor with an iron on ground reinforcement Load
250 kilograms/sq.m.
- Warehouse Gate : Height 3.5 meters and Width 5 meters.
- Local Road : 8 meters width

UTILITIES AND SERVICES



Electricity

: Electric supply of 15/45 Amp (3 Phase) (available for extension)



Water

: 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



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.



THE PROJECT LAYOUT







Rental	: 11,000 – 20,000 Bath/month (not including, electricity, water supply, telephone, common area expense and VAT.
Term	: 1-3 years with an option to renew.
Rental deposit	: 3 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.



LINE OFFICIAL