



# CHOD BUSINESS PARK

Office / Warehouse / Workshop / Commercial Chaengwattana 38

Address : No.71 Moo 4 Chaengwattana Rd. Tambol Bang Talat Amphur Pak Kret Nonthaburi 11120



## PROJECT AREA

Warehouse	: Approximately 100-250 sq.m./unit
Amount	: 81 Unit
Building Structure	: Steel Reinforced concrete without center pole.
Roof	: Structural steel frame - knit – crowd. Alu-zinc roof with Internal Ventilator System.
Wall	: Concrete brick smooth coating of paint Height 2.5 meters and Isowall height 2.5 meters with Alu-zinc.
Gypsum Board Ceiling	: Open space high ceiling 5 meters
Loading Capacity	: Cement floor with an iron on ground reinforcement Load 2 tons/sq.m.
Warehouse Gate	: Height 4.5 meters and Width 4 meters.
Local Road	: 12 meters width.

## UTILITIES AND SERVICES

Electricity	: Electric supply of 5/45 Amp (3 Phase for factory standard with option to expand) and LED light.
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 3,000 ฿ 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 from Pakkret District
Maintenance	: Repair and maintenance service by project technicians.



## RENTAL FEE AND CONDITION

Rental	: 170 Bath/sq.m./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.



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