



PROJECT AREA

Warehouse	: Approximately 500-1,100 sq.m. /unit
Office	: Approximately 165-300 sq.m. /unit (some unit)
Warehouse + Office	: Total 500 - 1,200 sq.m. /unit
Building Structure	: Steel Reinforced Concrete size of 36-42x27.75 meters in width and length without center pole.
Roof	: Alu-zinc roof with Internal Ventilator System.
Gypsum Board Ceiling	: Open Space High Ceiling 8 - 13 meters.
Wall	: Brick Block concrete wall with a cement coating
Window-Door	: Clear Glass window-door in Aluminum swing flame.
Warehouse Gate	: Steel Roll Gate : average 4.5x4.5 m. in width and painted about 8-12 meters height.
Loading Capacity	: Cement floor with an iron reinforcement load 2 tons/sq.m.
Local Road	: 10 meters width Hot-mixed Asphalt at main entrance. (Readied for heavy truck)

UTILITIES AND SERVICES

Electricity	: Electric supply of 30-50 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 Space	: Available in front of each unit as well as for loading purpose (free of charge).



RENTAL FEE AND CONDITION

Rental	: 200 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
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TERMS AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.



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