



## UTILITIES AND SERVICES

Electricity	: Electric supply of 30-50 Amp (3 Phase 4 Wires for factory standard with option to expand) <b>Block I</b> : Electric supply of 10/100 Amp (3 Phase 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-hours 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	: Available in front of each unit as well as for loading purpose (free of charge)
Facility	: 7 Eleven and retail shop.

## RENTAL FEE AND CONDITION

Rental	: 160 – 180 Baht/ sq.m./ month (not including electricity, water supply, telephone, common area expense and VAT)
Term of Rent	: 1-3 years with option to renew.
Deposit	: 4 months of rent and service charge.
Common Area Expense	: 25 Baht/sq.m./month (will be shared among all tenants at actual cost)

## PROJECT AREA

Warehouse (Block A-H)	: Approximately 700 – 900 sq.m. / unit
(Block I)	: Approximately 270 – 460 sq.m. / unit
Office (Block A-H)	: Approximately 135 – 255 sq.m. / unit
(Block I)	: Approximately 68 – 143 sq.m. / unit
Warehouse + Office	: Approximately 300 - 1,000 sq.m. / unit

### Building Structure

Block A-H	: Steel Reinforced Concrete size of 25x36 meters in width and length without center pole.
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Block I	: Steel Reinforced Concrete size of 19x17.5 meters in width and length without center pole
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Roof	: Wrought alloyed steel structure roofing plated with Alu-Zinc sheets, transparent tiles and ventilation fans.
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<b>Block I</b>	: Wrought alloyed steel structure roofing plated with Alu-Zinc sheets with insulation and roof-light.
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Gypsum Board Ceiling	: Open Space High Ceiling 12 meters flooring.
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Wall	: Brick block concrete wall with a cement coating and painted about 8-12 meters height. <b>Block I</b> about 8-10 meters height.
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Window-Door	: Clear Glass window-door in Aluminum swing flame.
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Warehouse Gate	: Steel Roll Gate : average 4.5x4.5 m. in width and height.
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<b>Block I</b>	: Automatic roller shutter door average 5x4.5 m. in width and height
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Loading Capacity	: Cement floor with iron reinforcement load 2 ton/sq.m.
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<b>Block I</b>	: cement floor with reinforced on pile, polishing floor, crystal diamond floor coating and load 3 tons/sq.m.
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Local Road	: 16-24 meters wide concrete road enabling to accommodate large trucks tailing with the container.
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FOR MORE INFORMATION, PLEASE CONTACT CHODTHANAWAT CO., LTD.

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TERMS AND CONDITIONS MAY BE CHANGED WITHOUT PRIOR NOTICE.



