

# 4S City - 19 Kiu Wong Street - Leasing Price List

4S汽車城- 橋旺街19號 - 租金價單

5th July 2017

(Internal Use Only)

Unit 單位		Car Showroom 'A' & Workshop 'A'	Car Showroom 'B' & Workshop 'B'	Car Showroom 'C' & Workshop 'C'	Workshop 'D'
Gross Area 建築面積 (ft <sup>2</sup> )		40,737	41,928	30,386	1,277
Saleable Area 實用面積 (ft <sup>2</sup> ) *		31,775	32,704	23,701	996
G/F	Rent per ft <sup>2</sup> 月租呎價 (\$/ft <sup>2</sup> )	22.80	22.80	21.80	24.80
	Monthly Rental 月租 (\$)	928,800	956,000	662,400	31,700
Unit 單位		Workshop 'A'	Workshop 'B'	Workshop 'C'	Workshop 'D'
Gross Area 建築面積 (ft <sup>2</sup> )		34,017	27,930	25,110	36,113
Saleable Area 實用面積 (ft <sup>2</sup> ) *		26,533	21,785	19,586	28,168
Flat Roof 平台面積 (ft <sup>2</sup> )					723
1/F	Rent per ft <sup>2</sup> 月租呎價 (\$/ft <sup>2</sup> )	16.50	16.50	16.50	15.50
	Flat Roof Monthly Rental 平台月租(\$/month)				2,234
	Monthly Rental 月租 (\$/month)	561,300	460,800	414,300	562,000
Unit 單位		Workshop 'A'	Workshop 'B'	Workshop 'C'	Workshop 'D'
Gross Area 建築面積 (ft <sup>2</sup> )		22,600	27,904	25,044	38,905
Saleable Area 實用面積 (ft <sup>2</sup> ) *		17,628	21,765	19,534	30,346
Flat Roof 平台面積 (ft <sup>2</sup> )		112			
2/F	Rent per ft <sup>2</sup> 月租呎價 (\$/ft <sup>2</sup> )	16.50	16.50	16.50	16.50
	Flat Roof Monthly Rental 平台月租(\$/month)	346			
	Monthly Rental 月租 (\$/month)	373,200	460,400	413,200	641,900
Unit 單位		Flat Roof 'A'	Flat Roof 'B'	Flat Roof 'C'	Flat Roof 'D'
Flat Roof 平台面積 (ft <sup>2</sup> )		15,851	21,089	11,368	28,896
Roof Floor	Rent per ft <sup>2</sup> 月租呎價 (\$/ft <sup>2</sup> )	3.10	3.10	3.10	3.10
	Monthly Rental 月租 (\$/month)	49,100	65,400	35,200	89,600

*Efficiency Ratios:	Approx. <b>78%</b>
Accessibility:	Direct access to Workshops above ground floor via. <b>a fully Integrated Car Ramp</b>
Fitting and Finishes:	Provided with <b>Curtain Wall System, Water cooling AC units connected to 24-hours centralized cooling system</b>
Floor to Floor height:	Floor to floor height including beams and slabs : G/F : approx. <b>4.750</b> meters 1/F : approx. <b>4.500</b> meters / <b>3.950</b> meters ( Part of Workshop D ) 2/F : approx. <b>4.250</b> meters

## Indication:

<b>SOLD 已售</b>
<b>LEASED 已租</b>