

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

9th March 2019

## 4S汽車城- 橋旺街19號 - 租金價單

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> )	25.08	25.08	23.98	27.28
	Monthly Rental 月租 (\$)	1,021,700	1,051,600	728,700	34,800
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> )	18.15	18.15	18.15	17.05
	Flat Roof Monthly Rental 平台月租(\$/month)				2,460
	Monthly Rental 月租 (\$/month)	617,400	506,900	455,700	618,200
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> )	18.15		18.15	18.15
	Flat Roof Monthly Rental 平台月租(\$/month)	380			
	Monthly Rental 月租 (\$/month)	410,600		454,500	706,100
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> )	3.50	3.50	3.50	3.50
	Monthly Rental 月租 (\$/month)	55,500	73,800	39,800	101,100

*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</b> , <b>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>