

134 Surawong Building

Office building to lease



Description

134 Surawong is a prime site located in Bangkok's CBD. This boutique development has been designed by an award-winning Australian architectural team for clients of Pacvest Property Services. This signature building features 4 levels with use of extensive, landscaped outdoor areas. The multi-purpose design allows for many uses, and provides sizeable advertising space on the building face together with naming rights available for a single tenant.

Space Availability

G. Floor	= 188.62 Sq m
1 st Floor	= 231.40 Sq m
2 nd Floor	= 237.01 Sq m
3 rd Floor	= 216.67 Sq m
4 th Floor	= 149.36 Sq m
Total space	= 1,023.06 Sq.m.

Asking Rental

G. Floor	= THB 1,470.00- / square meter / month
1 st – 4 th Floor (office space)	= THB 500.00- / square meter / month

Remarks* : Discount available if taken as is.

Lease Term

3 (Three) years fixed lease with an option to renew.

Security Deposit

- 1 (One) month rental payable upon signing of offer letter.
- 2 (Two) months rental payable upon signing of leasing contract



Selling price

115 million Baht in "as it is condition"
Transfer fee : 50:50 basis

Lift

1 passenger lift

For further information, please contact

Commercial Agency
02 643 8223 ext 104
agency@th.knightfrank.com

www.knightfrank.co.th



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Intending lessees/purchasers should satisfy themselves as to the truth or accuracy of all information given by making their own inspections, searches or enquiries.
As at June 25, 2007

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Telephone Lines

The Lessee can apply the direct telephone lines from the outside suppliers.

Car Parking Spaces

14 (Fourteen) free car parking spaces.

30 car parking spaces maximum are available at the Sportathon building next door.

The additional rental is B. 1,800 per a parking space per month.

Air-conditioning System and Operation Time

Water Cooled Package System operate from Mondays through Fridays from 8.00 am to 6.00 p.m.
(except Public Holidays)

Utility Charges

Electricity charge – as used according to the metered MEA rate

Water charge – as used according to the metered MWWA rate

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1st floor plan



2nd floor plan



3rd floor plan



4th floor plan



5th floor plan



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