



Estate Agent's (Company)
Licence No. C006168



物業編號：NGA2020061801(D)



優質物業出售

香港德輔道西 444-452 號香港工業大廈 1 樓 D、E、F
共 3 個單位，連租約出售



www.newgem.com.hk

入伙年份	1981
實用面積分佈	地下：11,545平方呎(兩間地舖；A舖5,554平方呎；B舖5,990平方呎) 1至3樓：每層21,206平方呎(每層10個單位；A,B,C,D,E,F,G,H,J,K：面積由1,754-3,214平方呎) 4至7樓：每層11,449平方呎(每層8個單位；A,B,C,D,E,F,G,H；面積由1,400-1,462平方呎) 8至12樓：1個單位，面積12,502平方呎 13-22樓：每層11,449平方呎(每層8個單位；A,B,C,D,E,F,G,H；面積由1,400-1,462平方呎)
總樓面面積(實)	297,962平方呎(總數149個單位)
樓層總數	22層；樓高：地下 - 17.0呎；1至3樓 - 10.8呎；13-22樓 - 10.5呎
升降機	載客升降機：2；載貨升降機：5
停車設施	裝卸區
位置	鄰近：堅尼地城泳池；豪宅維壹
地契用途	999年可改建為住宅/商業/酒店用途

單位	香港德輔道西 444-452 號香港工業大廈 1 樓 D、E、F 共 3個單位，連租約出售
面積	香港工業大廈 1D連租約出售 \$1,320萬 建築面積：2,640平方呎 實用面積：2,112 平方呎 租客是迷你倉，月租 \$35,000（不包差餉及管理費）， 24/9/2025 租約期滿 香港工業大廈 1E + 1F連租約出售 \$3,300萬 建築面積：共6,591 平方呎 實用面積：共5,272平方呎 租客是迷你倉，月租 \$94,000（包差餉、不包管理費）， 15/12/2030 租約期滿

GOVERNMENT OF HONG KONG.

Form 22.

BUILDINGS ORDINANCE.

(Chapter 123).

Section 21.

Permit to occupy a new building

Permit No. H39/84

B.O.O. Ref. No. 2/2134/77

To: ... Cheung Kong (Holdings) Ltd.,
c/o Mr. T.K. TSUI,
101, Yue Shing Comm. Bldg.,
15, Queen Victoria Street,
Hong Kong.

OFFICE OF THE BUILDING AUTHORITY
..... 27th March, 1984

I hereby permit the occupation of the new building (Number and Name of Street) at

44-45, Des Voeux Road West

on (Lot No. ~~22~~ ^{M.L.S. 177 R.P. & 178 R.P.} ~~7871~~ ⁷⁸⁷¹ for the following purposes:—

Ground Floor : Shopping area, godown, parking spaces and ancillary accommodation

..... for non-domestic use.

1st to 22nd Floors (inclusive) : Factories and ancillary accommodation for

..... non-domestic use.

Y. H. LEE

pro. Building Authority.

HK\$ 33,022,875

入伙紙



Memorial of Indenture of Assignment of Lease, by way of Mortgage, to be registered in the Land Office Hongkong.

Date	The 19 th day of February in the Year of Our Lord One thousand eight hundred and forty six
Parties	The absolute assignment of the piece or parcel of ground and premises hereafter mentioned and described together with the mortgages or incumbrances thereon created and built subject to redemption or repayment of the undermentioned consideration money on the 4 th day of March 1846
Names & additions of the Parties	William Lewis of Victoria in the Island of Hong Kong, Barrister at Law in the Majesty's twenty-sixth Regiment of Foot of the one part and Connected Bank, Bankers, Thos. Thomas, Thos. Charles, Charles, William, and partners of the firm of Thomas and Lewis in Victoria of the second British Merchants of the other part
Names & additions of the Witnesses	Edward James of Victoria Solicitor & Charles Pitt of Victoria Gentleman
Description of the Premises conveyed	All that piece or parcel of ground situate lying and being at Victoria in the said Island of Hong Kong a battery on the North and East side thereof on a Public Road and measuring therein three hundred feet on the East and East side, three of a Water course and on land in the possession of Government and measuring therein two hundred feet on the South and West side thereof on ground in possession of Government and measuring therein two hundred and fifty two feet and on the West side thereof on a close registered in the Land Office as Inland Lot Number fifty three and upon ground in possession of Government and measuring therein five hundred and twelve feet which said piece or parcel of ground contains in the whole one hundred & sixteen thousand and eighty square feet and is registered in the Land Office as Inland Lot Number Fifty nine in the name of the said William Lewis.
Consideration	The sum of one thousand Mexican dollars

Charles Pitt — of Victoria Gentleman
 do hereby certify that the above written Memorial contains
 a true and correct account of the several particulars therein set forth
 Sworn at my Office Victoria
 this 21st day of March 1846
 Before me
 Commissioner
 of the Land Office of Police

Macvic
 Certified that the foregoing is a true copy of a Memorial for
 Registry received & Registered by me as M^r 77 on the
 18th day of March 1846 at 10 o'clock AM
 John W. Smith
 M^r

地契

Memorial No. : 177
 Received on :



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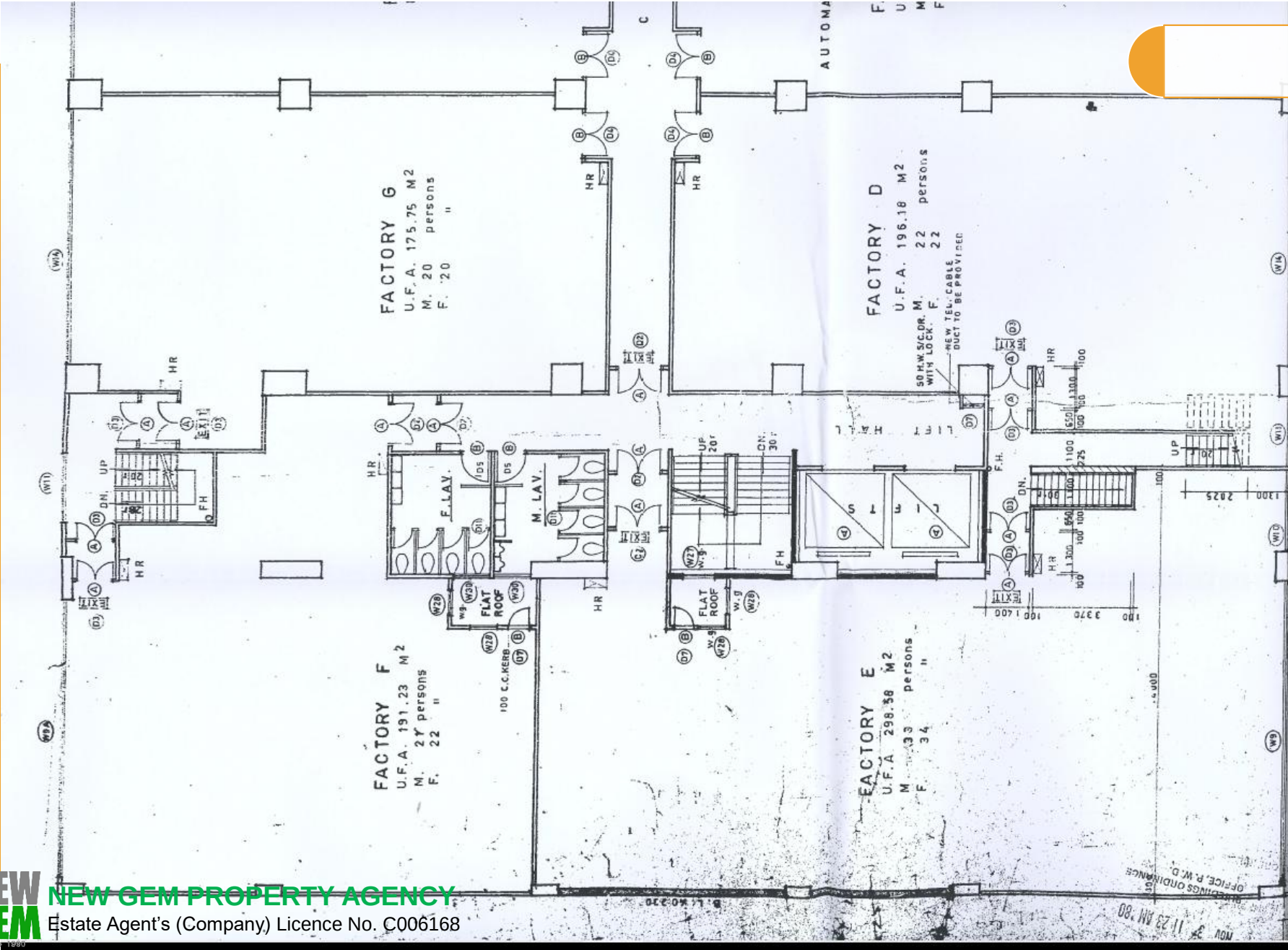
位置



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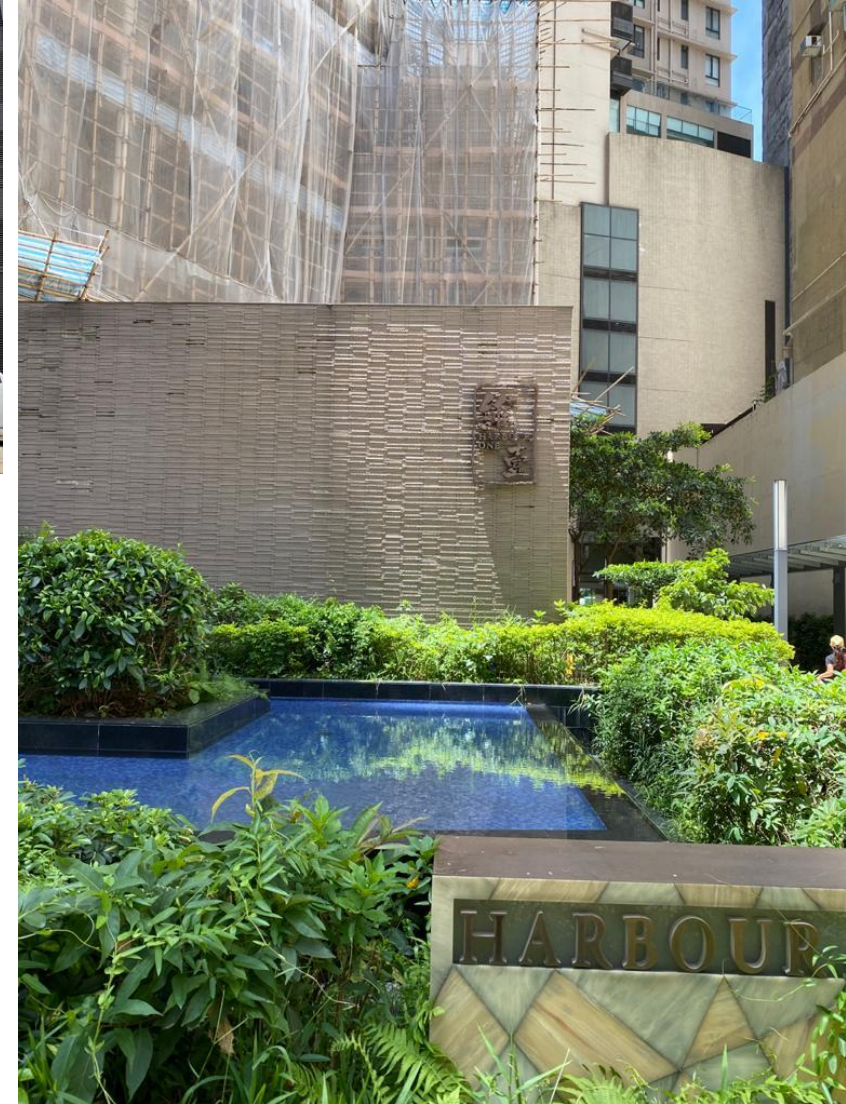
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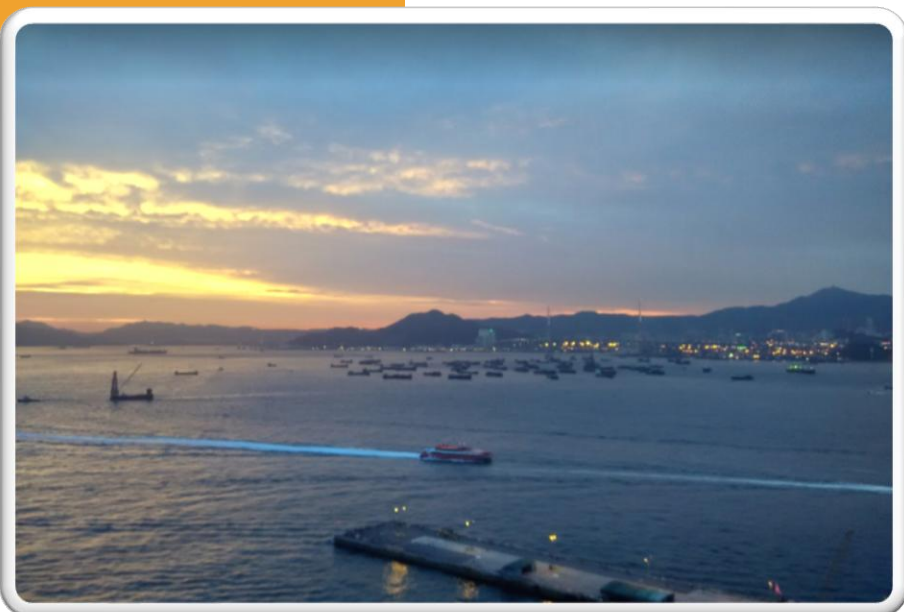
現況



週邊



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多謝

查詢/視察

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DISCLAIMER

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