

西九龍要塞，人流不絕；位處九龍區中心

鄰近港鐵站、巴士及小巴站，交通極為方便；
十字路交界，門口可停車；
即租即用，生財工具齊全，可分間出租

本公司在這專項引用佣金共享計劃

佣金共用計畫是一種商業合作模式，通常用於合作夥伴、分銷商或推廣者之間分配銷售或推廣帶來的收益。以下是關於佣金共用計畫的主要內容：

基本概念

1. 租客在扣除相關開支後收取1個月租金佣金

常見類型

1. B2B合作夥伴計畫：代理與租客分享收益佣金

實施要點

1. 佣金比例設定：在扣除相關支出後租客收取1個月租金佣金
2. 支付週期：收取業主佣金後1星期內結算支付



Unit 1001, 10/F, Tower I, Cheung Sha Wan Plaza

833 Cheung Sha Wan Road, Kowloon



Location

Strategically located at the heart of West Kowloon's Commercial Hub
Situating atop Exit A of Lai Chi Kok MTR Station



Development Overview



Address	833 Cheung Sha Wan Road, Kowloon	
Total GFA	Approx. 850,000 s.f.g.	
Office	- No. of Storey: Tower I: 5/F – 11/F (7 Storeys) Tower II: 5/F – 12/F (8 Storeys) - Total Area: Approx. 475,000 s.f.g. - Typical Floor Area: Approx. 33,000 s.f.g.	
Commercial	- G/F – 3/F - Total Area: Approx. 200,000 s.f.g.	
Carpark	- B/F, 3/F, 4/F 406 Bays	

Competitive Edge

- ✓ Located at the heart of the West Kowloon's commercial hub
- ✓ Direct access from Exit A of Lai Chi Kok MTR Station
- ✓ Easily accessible by different means of transportation (Connected to 80 bus routes, 9 mini-bus routes, Taxi Stand)
- ✓ Ample carpark spaces: more than 400 parking spaces
- ✓ Flexible size range of office units fitted with standard office decoration
- ✓ Consists of a 200,000 s.f.g. shopping arcade on the podium floors which provides a variety of amenities such as banks, supermarket, money exchange stores and restaurants offering different kinds of cuisines



Cheung Sha Wan Plaza Office Towers

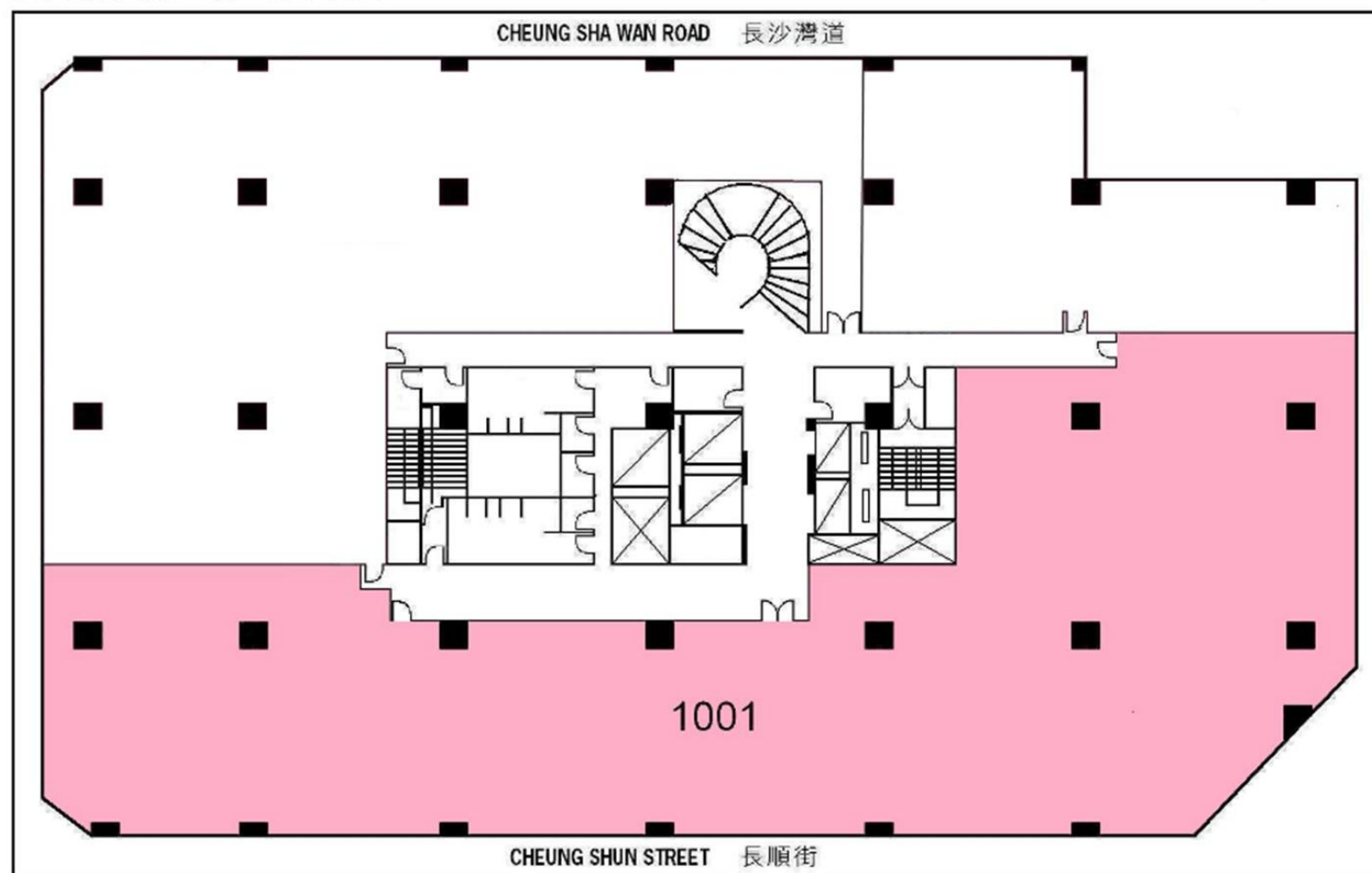
Contemporary Environment



For Reference Only

Floor Plan of Unit 1001, 10/F, Tower I

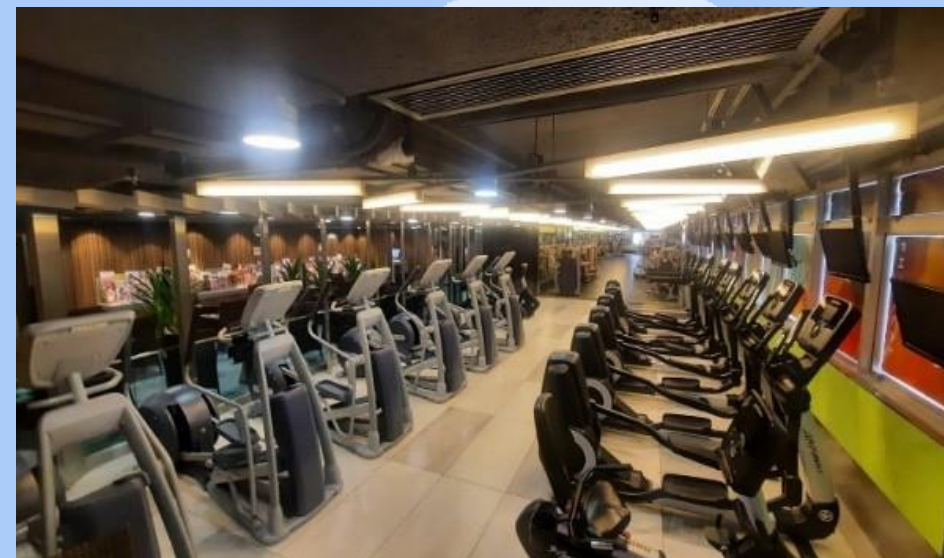
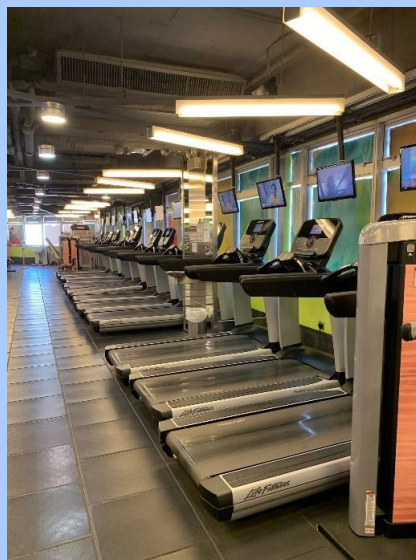
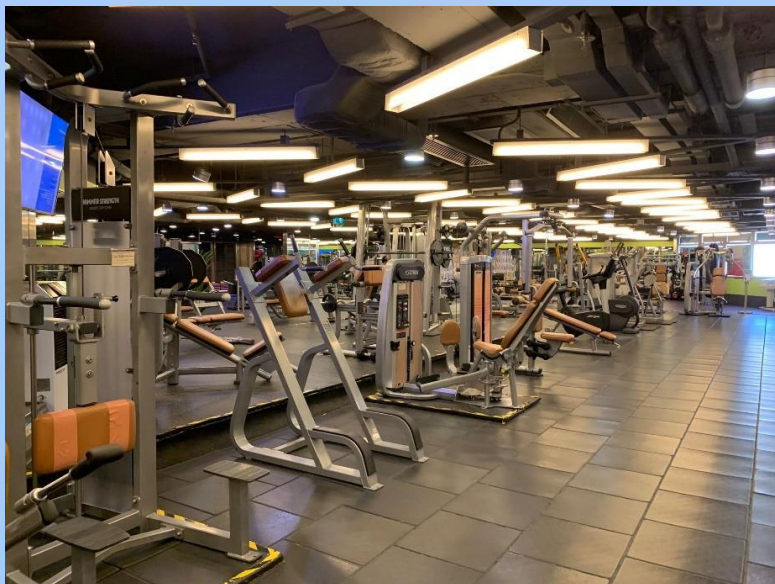
FLOOR PLAN OF 10th FLOOR, TOWER 1, CHEUNG SHA WAN PLAZA.
長沙灣廣場第一期10樓平面圖



*For identification purpose only and not to scale.
此平面圖並不按比例，只供參考之用。*

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Existing Condition of Unit 1001, 10/F, Tower I



Leasing Information

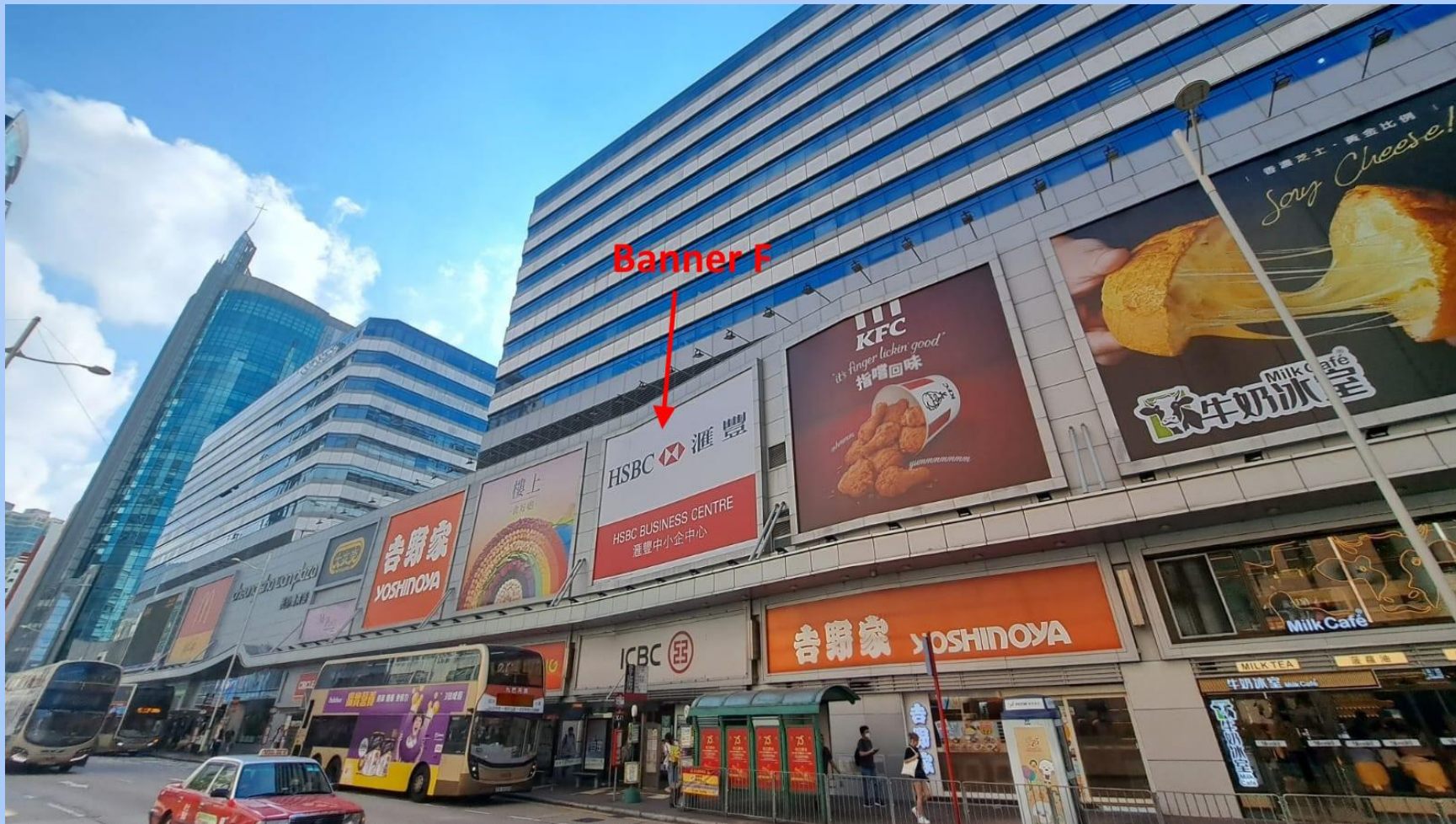
**Unit 1001, Tower I,
Cheung Sha Wan Plaza**

	Particulars
Area (G.F.A):	17,680 s.f.g. (can be subdivided according to tenant's request)
Date Available:	Negotiable
Term:	Negotiable
Asking Rent:	HK\$318,240.00 (i.e. \$18/s.f.g.) (all exclusive)
Rent Free Period:	2 month (Negotiable)
Management Fee & Air-con Charges:	HK\$102,544.00 (i.e. \$5.8/s.f.g.) Provision hours of chilled water: 8 a.m. to 7 p.m.(Mon-Fri) 8 a.m. to 2 p.m.(Sat) (Except public holidays)
Government Rent & Rates	To be borne by tenant
Additional Air-Conditioning Charges	HK\$0.03/s.f.g/hour (Minimum consumption each day is 2 hours, any subsequent consumption will be charged on hourly basis)
Existing Condition:	Fully-fitted with ex-tenant's decoration
Handover Condition:	"Bare-shell" condition

Building Specifications

Address	833 Cheung Sha Wan Road, Kowloon
No. of Storey	Tower 1 : 14 storeys Tower 2 : 15 storeys
False Ceiling Height	approx. 2m to 2.3m
Vertical Transportation	Passenger Lift (Each Tower): 4 Services Lift (Each Tower): 1
Carpark Space	406 Bays
Normal Supply Hours of Chilled Water	Office Floors: 8 a.m. to 7 p.m. (Mondays to Fridays except public holidays) 8 a.m. to 2 p.m. (Saturdays except public holidays) Commercial: 10 a.m. to 10 p.m. (Including public holidays)
Additional Air-Conditioning Charges	HK\$105.00/hour or HK\$0.03/sfg/hour (whichever is higher) Minimum consumption per day is 2 hours
Management & Security	Full security surveillance control system and professional property management appointed by the Landlord
Telecommunication	Full advanced tele-communications network with optical fiber and mobile phone coverage.

Advertising Space





Estate Agent's (Company)
Licence No. C006168

查詢 / 視察

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黃健平

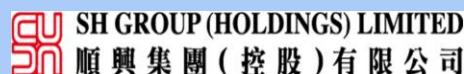
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Prominent Office Tenants



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