

## Emporium Tower



**Emporium Tower** is a very modern office building located next to Emporium Shopping Centre on Sukhumvit Road and easily accessible with the most convenient transportation routes.

### Lease Term for your reference

#### **1. Premises**

A 25-storey office building located on Sukhumvit Road, Bangkok.

#### **2. Available Spaces**

##### **High Zone**

Fl.25 = 240.94 Sq.m.

#### **3. Lease Term** Three (3) years

#### **4. Rental** 1,100.- Baht/sq.m./month

#### **5. Land and Building Tax**

The Lessee is responsible for associated land and building tax and VAT.

#### **6. Security Deposit**

One (1) month payable upon signing of Lease Proposal.  
Two (2) months deposit upon signing of Lease Agreement and Service Agreement

#### **7. Car Parking**

One (1) space for every 100 sq.m. **Free of Charge.**  
Additional spaces can be applied for at a rate of Baht 2,500.-/space/month. (Plus VAT)

#### **8. Utilities Charges**

The Lessee is responsible for the cost of electricity at a rate of Baht 7.50.-/kw.hr and water supply at a rate of Baht 21.-/cu.meter as per individual meter.

#### **9. Air-conditioning System.**

-Office hours: Centralized chilled water is provided **free-of-charge** on business days, Mondays –Fridays during 8.00 – 18.00 hrs.

-Off-hours (indicative rates): \*Note: a minimum of 1/6 of the floor

*Business days off-hour* for the period:

18.00-22.00 hours will be charged at Baht 1.78/sq.m./hour

22.00-24.00 hours will be charged at Baht 2.36/sq.m./hour

*On Saturdays* for the period:

08.00-22.00 hours will be charged at Baht 1.78/sq.m./hour

22.00-24.00 hours will be charged at Baht 2.36/sq.m./hour

*On Sundays and public holidays:*

08.00-24.00 hours will be charged at Baht 2.36/sq.m./hour (minimum three (3) hours)

The Lessor has the right to increase A/C charge when the electricity cost is increased from the last A/C rate setting.

#### **10. Telephone Lines**

Telephone lines requested from suppliers are subject to an installation charge of Baht 5,000 per line payable to the Lessor. In case the leased line(s), there shall be a facilitation charge of Baht 10,000 per line payable to the Lessor.

#### **11. Transportation**

- Access from Sukhumvit Road and Sukhumvit Soi 24
- Connected to BTS Phrompong Station.

#### **12. Facilities**

- The Emporium Department Store
- Starbucks Coffee
- Au Bon Pain Café
- Bangkok Bank
- ICBC Bank
- Emporium Suites

#### **13. Security System**

- CCTV
- Smoke and heat detector
- Sprinklers and Pressurized fire escape
- 24 hours security control

#### **14. Landlord**

Sukhumvit City Co., Ltd.

We look forward to your appointment with us for the building inspection at **02-231-5800 #516** from 8.30 to 17.00 hrs.