

THE ANNEX BUILDING

GAZIPUR, BANGLADESH



Key Highlights

- Only available with 'The Vantage building'
- 10 Storey Building
- 55,000 Sq Ft in Total
- 5,500 Sq Ft per Floor approximate
- 11 ft clear internal Height for Ground Floor
- 10 ft clear internal Height for 1st to 9th Floor
- Certified by BUET, 2015
- 2 Stairway access
- 1 Modern Lifts providing 1.0 Tonne
- Access to 3 Modern Lifts providing 2.5 Tonnes in Total
- Electricity 1000 kVA w/Transformer access
- Gas for 500kg Boiler or Generator
- Water unlimited supply with access to 3 deep Wells
- Connection Bridges with 'The Vantage building'
- Connected Drainages w/access to Main road
- 35,000 Gallons overhead Water tanks
- Fire Safety Protection Doors & facilities
- 2 Sub-stations for Electricity & Gas
- 60,000 Gallons underground Reservoir
- Expansive Septic Tank access
- Available Parking Facilities w/outside Parking
- Approximately 8 Foot Boundary wall w/'The Vantage Building'
- Open Space Boundary access

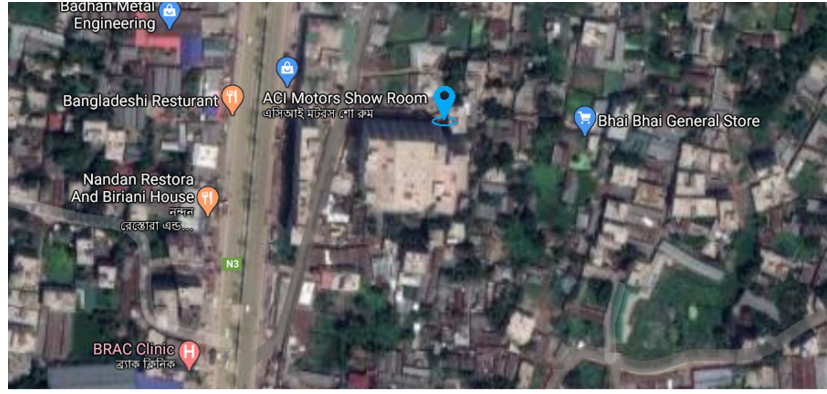
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Location

Strategically located on Dhaka-Mymensingh Hwy Road next to Gazipur Chowrasta. Neighbouring occupiers include established commerce enterprises.

This prime location provides fantastic transportation & communication access points to Central Dhaka, Dhaka International Airport & connection to Sea ports.

Future Transportation Points

Imminent completion of new fly-over and express-way access road within 36 months will directly connect Dhaka International Airport to Gazipur Chowrasta.

Offering favourable reduced transit time to 20 minutes & providing significant costs saving.

Accommodation

FLOOR AREA	SQ FT
Ground	5,500
1st	5,500
2nd	5,500
3rd	5,500
4th	5,500
5th	5,500
6th	5,500
7th	5,500
8th	5,500
9th	5,500
TOTAL	55,000

(All areas are approximate and measured on a Gross External basis)

Viewings

Strictly by appointment only through SALVUS GROUP LIMITED representative.

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Distances

LOCATION

Gazipur Main Chowrasta
Dhaka International Airport

KILOMETERS

0.4
16

Building Use Classes

Previous occupiers have successfully utilised building use classes for renowned & emerging industries & services.

BUSINESS SERVICES | INDUSTRIAL ACTIVITIES

Technology Manufacturing
Garments Manufacturing
Supply Chain Distribution
Food/Drinks Manufacturing
E-commerce and Start-up services
Educational/Medical University services
Private Medical clinic

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT at the standard rate, or as stipulated on completed contract.

Tenure

The unit is available by way of lease and or Assignment.

Rates & Building Insurance

Interested parties undertake responsibilities for rates payable & building insurance, subject to completed contract.

Contact

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