

THE VANTAGE BUILDING

GAZIPUR, BANGLADESH



Key Highlights

- Only available with 'The Annex building'
- 10 Storey Building
- 210,660 Sq Ft in Total
- 20,900 Sq Ft per Floor approximate
- 13 ft clear internal Height for Ground Floor
- 10 ft clear internal Height for 1st to 9th Floor
- Certified by BUET, 2015
- 4 Stairway access
- 3 Modern Lifts providing 2.5 Tonnes in Total
- Spacious Office sector
- Electricity 1000 kVA w/Transformer access
- Gas 500kg Boiler for Electricity Approved 1000kVA
- Water unlimited supply with access to 3 deep Wells
- Connected Drainages w/access to Main road
- 35,000 Gallons overhead Water tanks
- Fire Safety Protection Doors & facilities
- Sprinkler Fully Integrated system
- 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 Annex Building'
- Open Space Boundary access

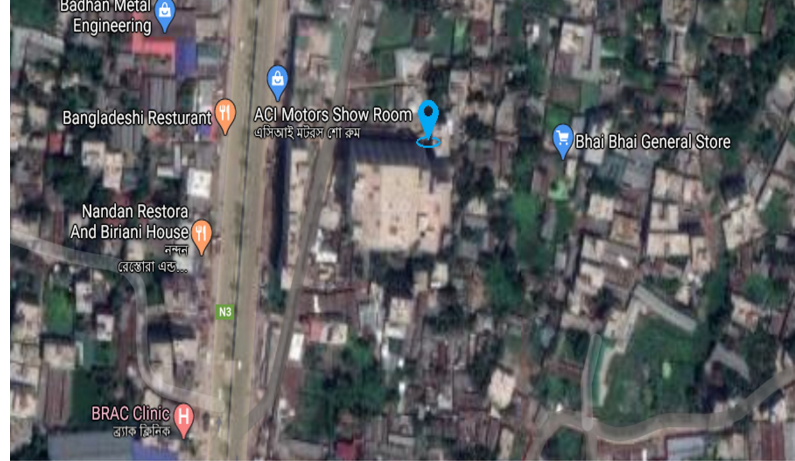
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Location

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 times to 20 minutes & providing significant costs saving.

Accommodation

FLOOR AREA	SQ FT
Ground	19,680
1st	21,220
2nd	21,220
3rd	21,220
4th	21,220
5th	21,220
6th	21,220
7th	21,220
8th	21,220
9th	18,220 [Part Floor]
9th Office sector	3,000 [Part Floor]
TOTAL	210,660

(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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