

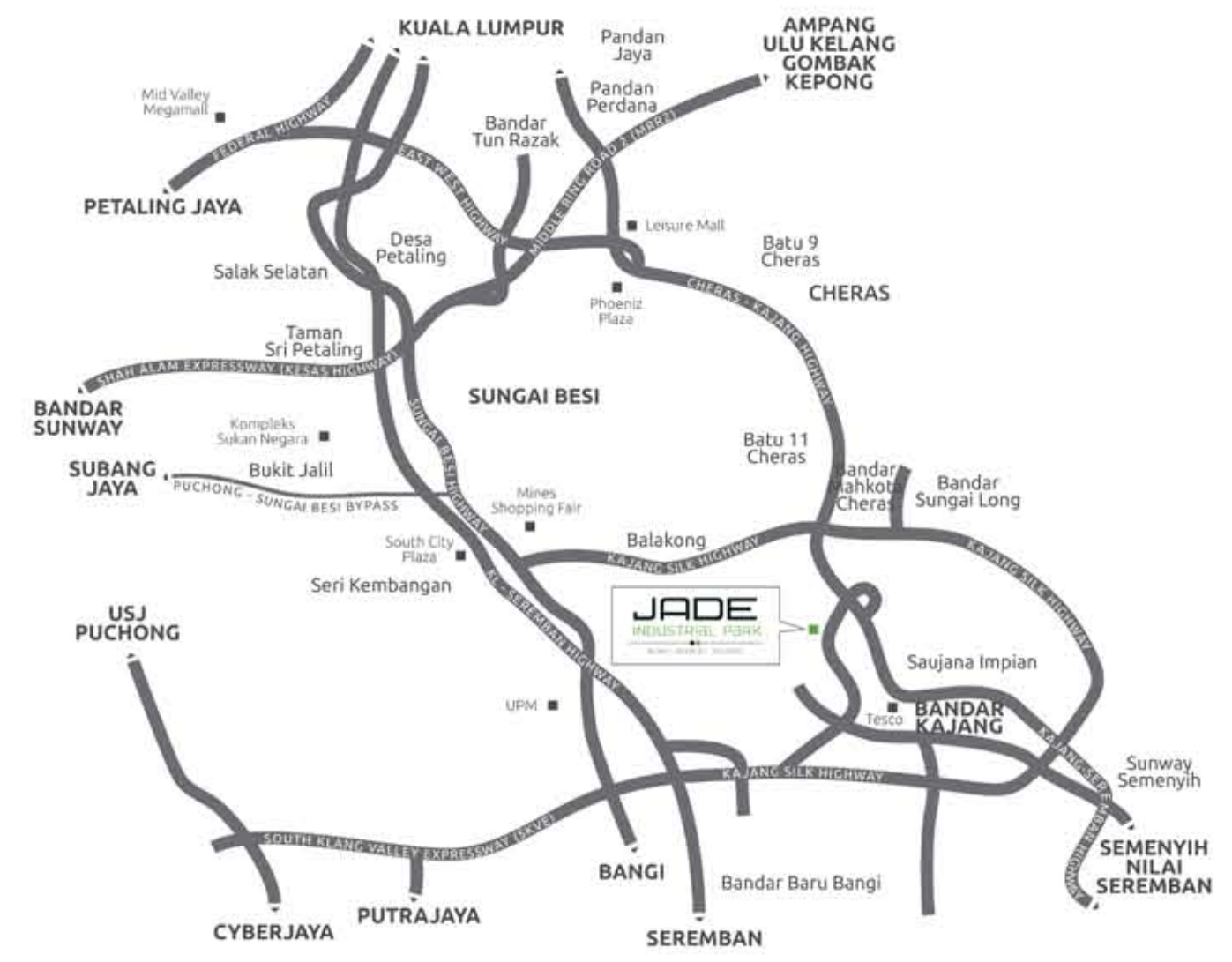


LONG LASTING INVESTMENT VALUE

- Freehold
- Perfect commercial start-up platform
- High margin of finance
- Prominent business triumphs

EXCELLENT LOCATION

WITH UNRIVALLED ACCESSIBILITY



FOR SALES ENQUIRIES, PLEASE CALL:

03 9285 7439
012 270 5688

DEVELOPER:

T&T TALENT TEAM SDN BHD (515554-W)
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All renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities or architect. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract.

HERALD A BRAND NEW INDUSTRIAL REALM

FREEHOLD SEMI-D FACTORIES



ESTABLISH BUSINESS & COMMERCIAL TRIUMPHS



- Dynamic commercial & industrial district
- Located in Bukit Angkat, Kajang
- 12 exclusive units of semi-D factory
- Built-up area of approximately 8,700 sq.ft. per unit

JADE
INDUSTRIAL PARK
BUKIT ANGKAT, KAJANG



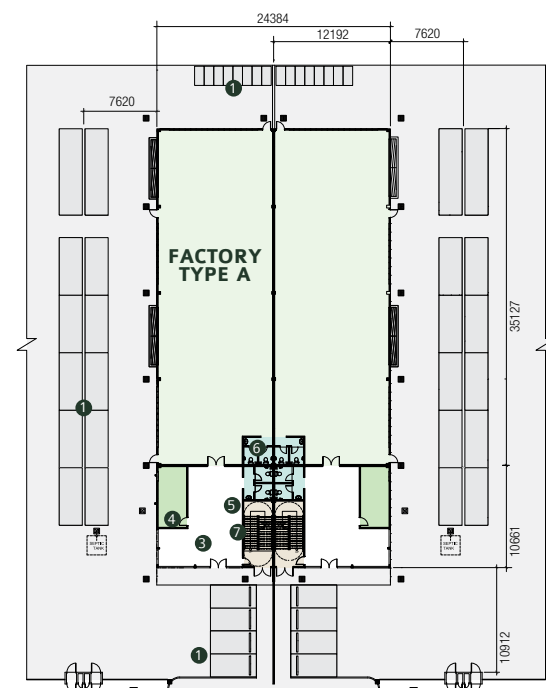
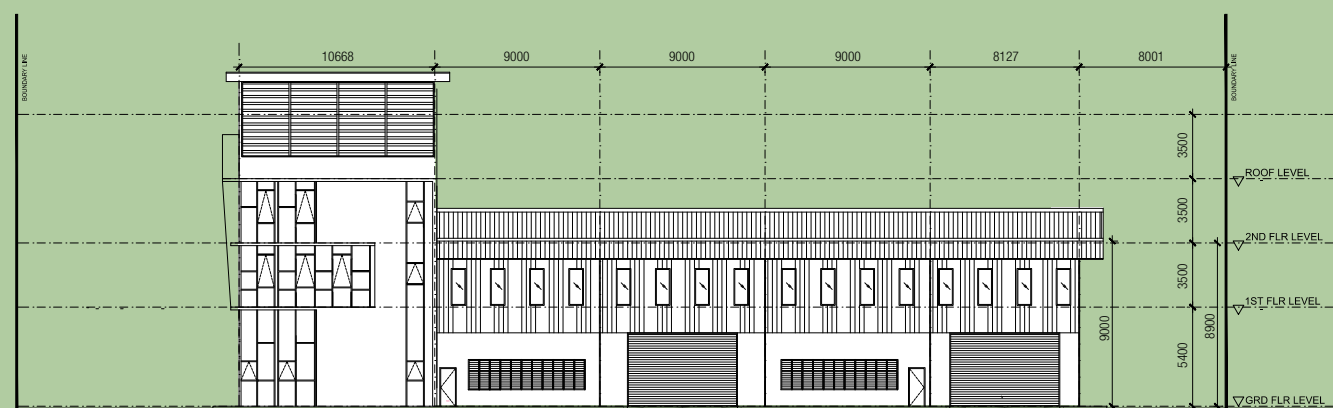
WELL-DESIGNED SPACES FOR GREATER VALUE

- Spaciously Spaced & Well-Infrastructured
- Front Gate With Grill & Xxm High Perimetre Wall
- Surrounded By Internal Tar Road
- Comes With 3 Phase Wiring / 100amp

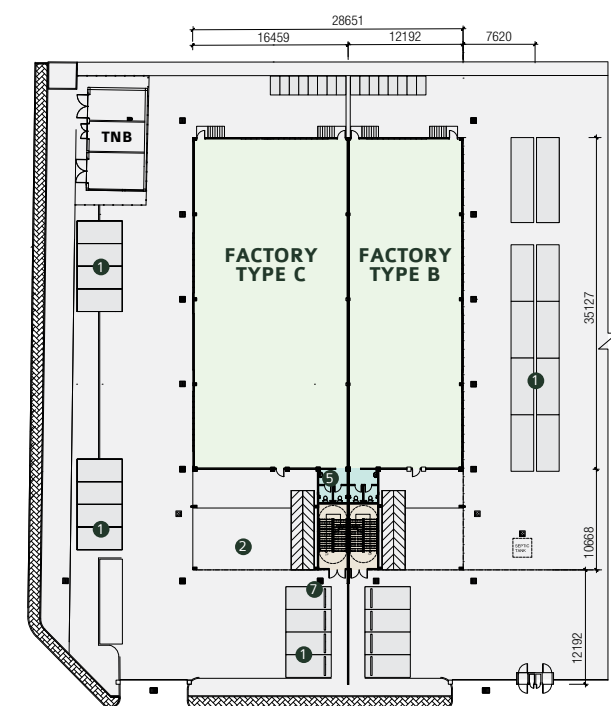
IMMEDIATE CAPITAL GAIN

& BUSINESS RETURN

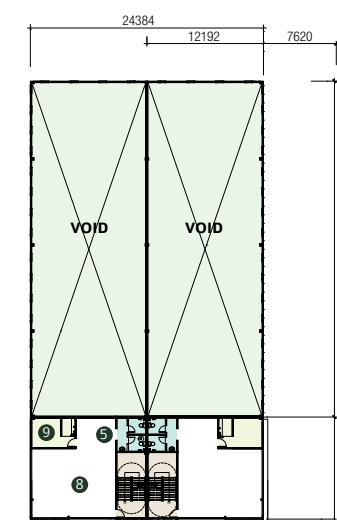
- Strategic & Excellent Accessibility
- Modern Design & Versatile Opportunities
- Favourable For Hardware/Industrial Manufacturers, Printing Establishments, Warehouse



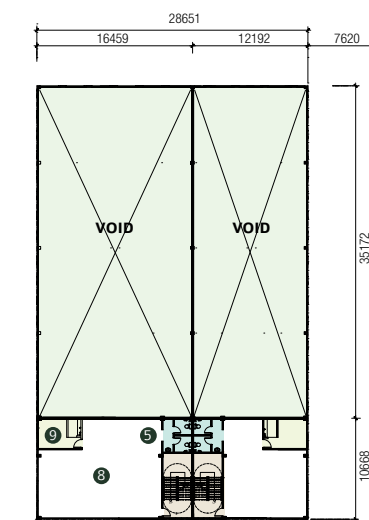
TYPE A - GROUND FLOOR



TYPE C & B - GROUND FLOOR



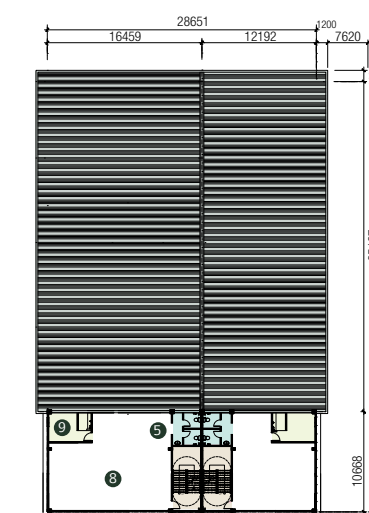
TYPE A - 1ST FLOOR



TYPE C & B - 1ST FLOOR



TYPE A - 2ND FLOOR



TYPE C & B - 2ND FLOOR

- Legend:
- 1 Car Park
 - 2 Rest Room
 - 3 Staircase
 - 4 Loading Dock
 - 5 Toilet 1
 - 6 Office
 - 7 Lobby/Reception
 - 8 Toilet 2
 - 9 Surau

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework / Steel frame
WALL	: Brickwall with cement plaster
CEILING	: Skimcoat and paint : Asbestos free ceiling sheet (top floor)
ROOF	: Metal deck on steel trusses

FLOOR FINISHES (TYPE A)

Lobby/Reception	: Cement render
Rest room	: Cement render
Factory	: Cement render
Surau	: Cement render
Office	: Cement render
Staircase	: Cement render with nosing tiles
Toilet	: Ceramic tiles

FLOOR FINISHES (TYPE B & C)

Lobby/Reception	: Cement render
Rest room	: Cement render
Factory	: Cement render
Surau	: Cement render
Office	: Cement render
Staircase	: Cement render with nosing tiles
Toilet	: Ceramic tiles
Others	: Cement render

WALL FINISHES

Generally	: Cement plaster and paint
Toilet	: Ceiling ht. ceramic wall tiles

DOORS

Factory	: Metal roller shutter
Office	: Plywood flush door / Fire rated door

WINDOWS

Generally	: Aluminium framed casement glass window fixed glass with top hung window & metal adjustable louvers windows.
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PAINTING

Internal	: Emulsion Paint
External	: Emulsion Paint
Timber & metal work	: Gloss Paint

LOCKS

Quality lockset	
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SANITARY FITTINGS

	TOILET 1 (OFFICE)	TOILET 2 (FACTORY)
W.C.	- 6 unit	- 2 unit
Tap	- 6 unit	- 2 unit
Wash Basin	- 3 unit	- 1 unit
Tissue holder	- 6 unit	- 2 unit
Water tank	- 2 unit	
Hose reel tank	- 1 unit	

ELECTRICAL FITTINGS/POINTS (TYPE A)

TYPE A	
1 x 250W High Bay light point	- 16 nos
Lighting point	- 65 nos
1 x 36W bare channel fluorescent light point	- 12 nos
13A metal-clad switch socket outlet	- 10 nos
13A switch socket outlet	- 25 nos
A/C point	- 6 nos
Keluar sign fitting	- 8 nos
Emergency light fitting	- 9 nos
Ceiling fan point	- 2 nos

ELECTRICAL FITTINGS (TYPE B)

TYPE A	
1 x 250W High Bay light point	- 18 nos
Lighting point	- 39 nos
1 x 36W bare channel fluorescent light point	- 12 nos
13A metal-clad switch socket outlet	- 11 nos
13A switch socket outlet	- 12 nos
A/C point	- 4 nos
Keluar sign fitting	- 6 nos
Emergency light fitting	- 8 nos
Ceiling fan point	- 2 nos

ELECTRICAL FITTINGS (TYPE C)

TYPE A	
1 x 250W High Bay light point	- 26 nos
Lighting point	- 53 nos
1 x 36W bare channel fluorescent light point	- 12 nos
13A metal-clad switch socket outlet	- 11 nos
13A switch socket outlet	- 18 nos
A/C point	- 6 nos
Keluar sign fitting	- 6 nos
Emergency light fitting	- 8 nos
Ceiling fan point	- 2 nos

GATE / FENCING

Brickwall with m.s fencing and m.s gate; chainlink fencing (back)

FLOOR LOADING

Offices	- 2.5 Kilo Newton per M. Sq.
Factory	- 7.5 Kilo Newton per M. Sq.