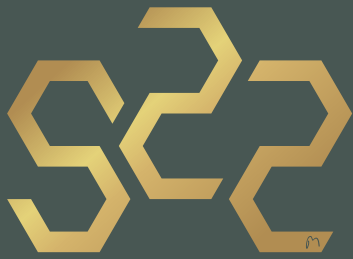


Office For Lease




BY EMPIRE GROUP



22 Heung Yip Road,
Wong Chuk Hang, Hong Kong

Leasing
enquiry

9228 8687 
leasingenquiry@egh.com.hk

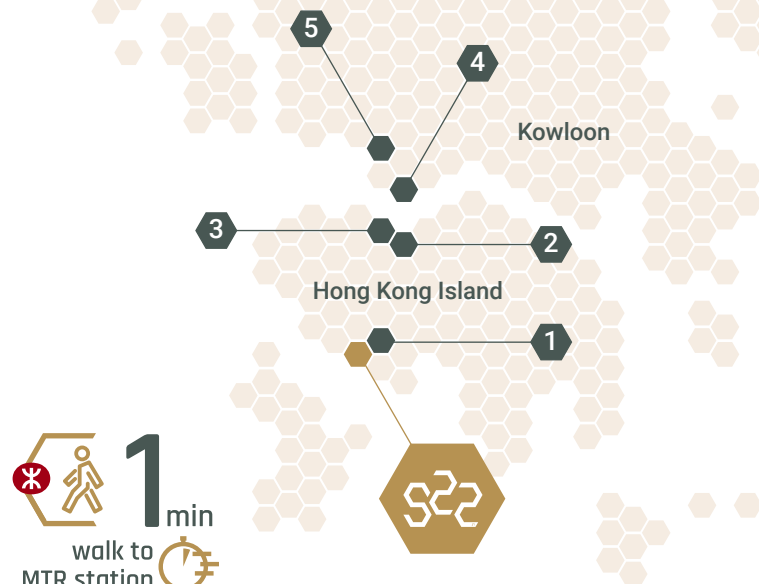


Property Details:

Typical Office Area	Approx. 7,630 sf (Gross) subdivision from 1,002sf (Gross)
Quoted Efficiency	Approx. 70% (Subdivision) to 80% (Whole floor)
Management Fee	HK\$3.9 per sf (Gross)
A/C system	VRV split type A/C system

Property Highlights:

- Super prime location within the area, only **1 min away** from Wong Chuk Hang MTR station
- Great connectivity with other districts e.g. 8-min to Admiralty/ Wanchai
- 270-degree unobstructed views from WCH Station to Sham Wan Mountains & full sea view
- Top notch technology provisions, full 5G, WIFI 6 coverage to guarantee operational speed & efficiency
- **3.8m clear** – One of the tallest achievable clear ceiling heights in the district
- Super flexible layout for various workspace styles
- Internationally recognised fitness studio to serve our office tenants
- 24 hour building concierge to support operation and one-stop property management service
- Car park spaces equipped with EV superchargers



Plugged into core districts and mainland China

- 1** 1 minute walk to Wong Chuk Hang station
- 2** 8 minutes to Admiralty MTR interchange
- 3** 14 minutes to Central heart of Hong Kong
- 4** 16 minutes to Tsim Sha Tsui
- 5** 26 minutes to High Speed Rail connection to mainland China



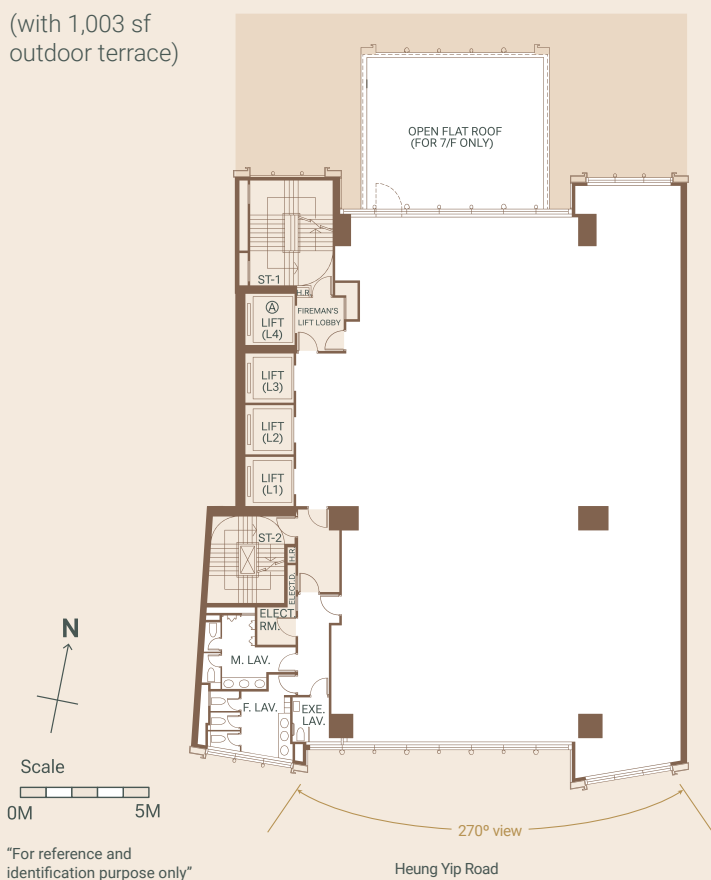
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The landlord of S22, Global Trend Development Limited ("Global Trend"), is a subsidiary of Empire Group ("Empire")(collectively, the "Group").
The property information (the "Information") in this presentation has been obtained from sources believed to have contained adequate descriptions of S22 and are not verified by the Group. Specifically, there is no standard definition of floor area for non-residential properties.
The Information is provided exclusively for S22's clients for reference only. The Group will not make any guarantee, warranty and/or representation about it. Recipients of this presentation are advised to inspect the property, take measurements, and obtain their own legal and professional advice to verify the Information provided herein.
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7/F

(with 1,003 sf outdoor terrace)

Wong Chuk Hang Road

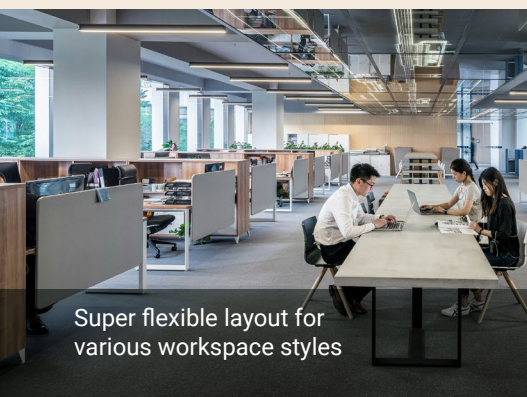


8/F - 28/F

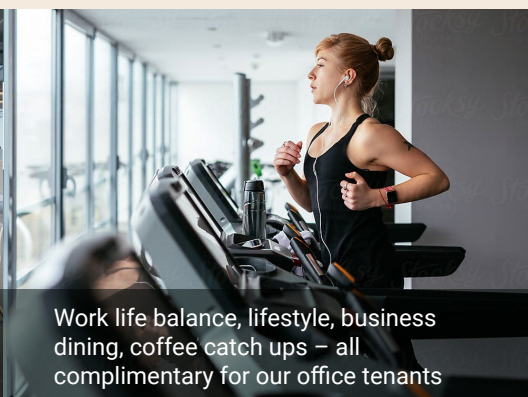
(4/F, 13/F, 14/F, 24/F omitted)

Wong Chuk Hang Road

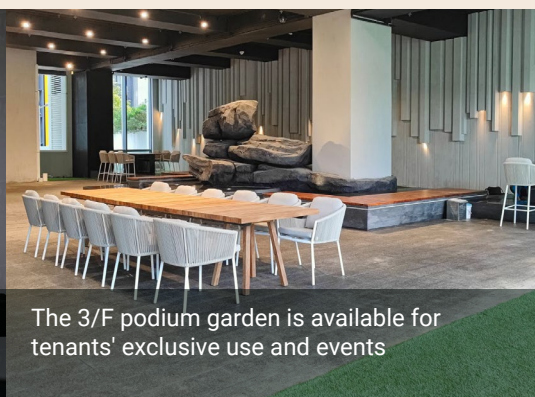
The S22 show suite is on the 25/F



Super flexible layout for various workspace styles



Work life balance, lifestyle, business dining, coffee catch ups – all complimentary for our office tenants



The 3/F podium garden is available for tenants' exclusive use and events



www.s22.hk

