

**九龍北帝街 21-25 號匯川大廈 1 樓全層**

**1/F (Whole Floor), Wui Chuen Building, 21-25 Pak Tai Street, Kowloon.**



面積 Gross area：約 Approx. 3,220 平方呎 s.f.

管理費 Management Fee：HK\$3,860/月 Month

差餉 Government Rate：HK\$6,922.50/季 Qtr.

租金 Monthly Rent：HK\$55,000 (淨租金)

租期 Lease Term: 至 Until 14 May 2022

**查詢 Enquiry：2721 2727**





## ➤ 物業亮點 Property Highlight

- ◇ 多個北帝街住宅重建項目相繼啓動，環境改善，並將提供更多優質消費群進駐該區。

The environment being improved with the commencement of various residential redevelopment projects in Pak Tai Street, providing a massive consumers entering into the district.

- ◇ 受惠於未來港鐵『沙中線』，配合區內完善的交通網絡，往來港九各區無遠弗屆。

Ride on future “Shatin to Central Link (SCL)”, together with various public transports are commuting to serve the district, proving the speed and convenient journey throughout the territories.

## ➤ 區域資料分析 District Analysis

土瓜灣區為九龍傳統商住區，舊式商住物業及唐樓林立，人口稠密。近年，市區重建局在區內落實多項重建及活化項目，私人發展商亦積極併購區內舊廈以增加土地儲備，環境變天，舊區面貌將活化更新，區內物業前景看俏。

Blended by aged composite building and Chinese tenement blocks with high density of population, To Kwa Wan is a mixed-use urban area located in Kowloon. In the recent years, Urban Renewal Authority (URA) has confirmed and implemented the number of redevelopment and revitalization projects in the district. The private developers have also been actively acquiring the redevelopment site in order to pursue the increase in its land bank. The aged environment of To Kwa Wan will keep being improved. The prospect of the district development is therefore brightening.

