

21 ASHLEY

A New Landmark of Medical and Wellness Axes

21 Ashley Road, Tsim Sha Tsui, Kowloon, Hong Kong

Architectural Design

The subtly designed architecture accurately captures and satisfies the aspects of contemporary style. At the tower level, large vision panels are implemented to optimize views and daylight intake. The shingle style façade creates layering effects at subtly tilted angles, reflecting the sunlight during the day time that reverberates the beauty of faceted crystal.

The assemblage of quality materials is the cornerstone of the architecture, and the most notable aesthetic traits of the architecture are exhibited at the main entrance area located at the ground level with seamless access. The composition of metallic delicate features and textured granite cladding together with the double height entrance void enables fascinated arrival experience to all visitors. During the night time, the shingle façade is lighted up by LED lightings, which are attentively arranged beneath the under layer of each shingle panels. The lightings further enhance the exquisite façade texture with a soft luscious touch.

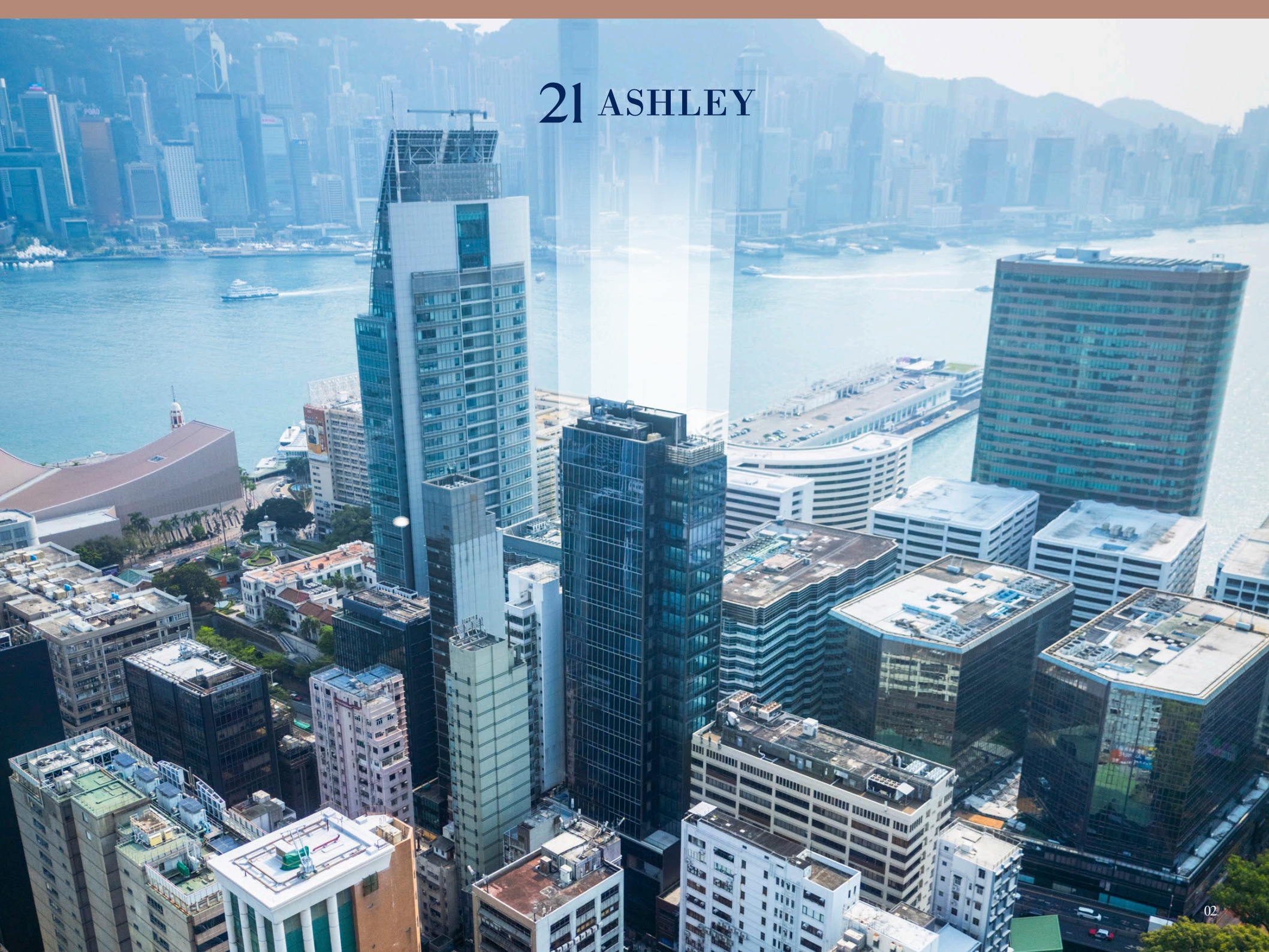
Actual view of G/F lift lobby



Actual view of main entrance



21 ASHLEY



Accessibility

 Tsim Sha Tsui

 A₁ Kowloon Park
(via Bo Fung Building)

 H iSquare

 East Tsim Sha Tsui

 L₄ Kowloon Hotel

 L₅ The intersection of
Peking Road and Ashely Road

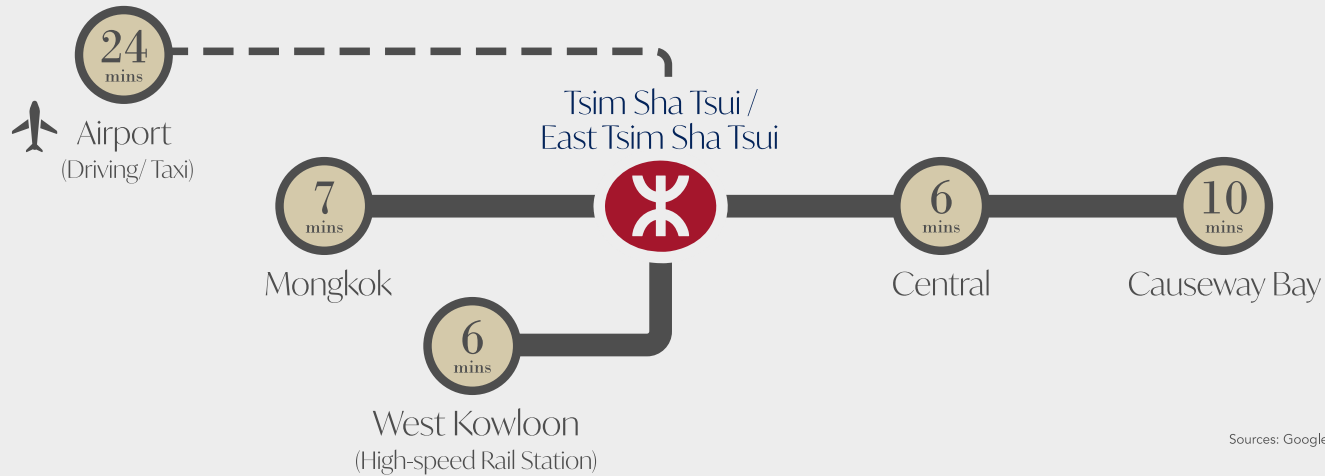
 Bus Terminal / Bus Stop

 Star Ferry Pier



The map and Images are both not-to-scale and for reference only

Connectivity

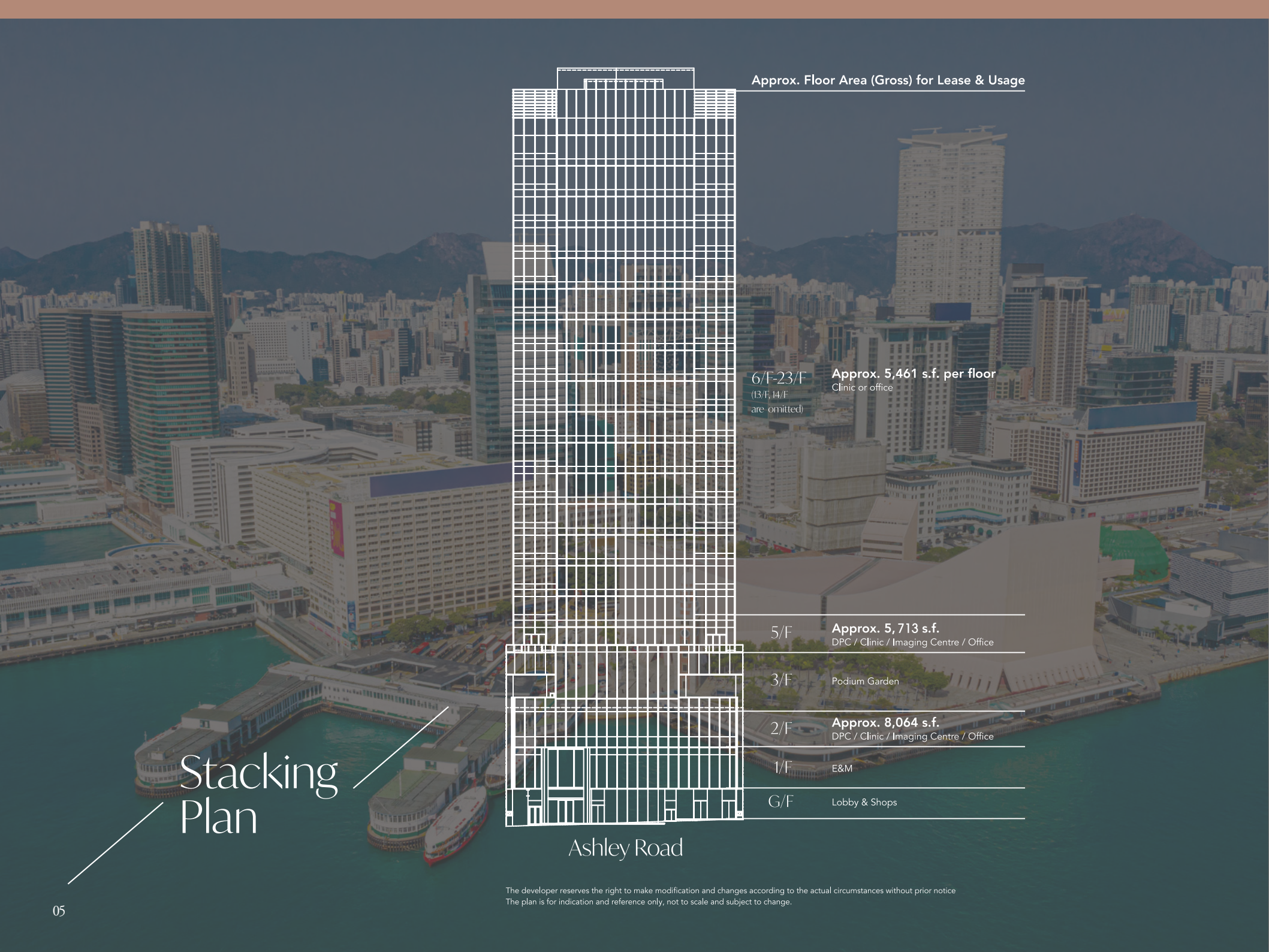


To Greater China

Location	Travelling Time [^]	Population
福 田 Futian	14 mins	1,673,700
深圳北 Shenzhenbei	18 mins	12,530,000
廣州南 Guangzhounan	51 mins	15,310,000
惠州南 Huizhounan	68 mins	4,880,000

Remarks: [^] Start from West Kowloon Station, 6mins travelling distance from the project to West Kowloon Station is not included.





Approx. Floor Area (Gross) for Lease & Usage

6/F-23/F
(13/F, 14/F
are omitted)

Approx. 5,461 s.f. per floor
Clinic or office

5/F

Approx. 5,713 s.f.
DPC / Clinic / Imaging Centre / Office

3/F

Podium Garden

2/F

Approx. 8,064 s.f.
DPC / Clinic / Imaging Centre / Office

1/F

E&M

G/F

Lobby & Shops

Stacking
Plan

Ashley Road

The developer reserves the right to make modification and changes according to the actual circumstances without prior notice.
The plan is for indication and reference only, not to scale and subject to change.

21 ASHLEY

Building Name	21 Ashley
Property Address	No. 21 Ashley Road, Tsim Sha Tsui, Hong Kong
Developer	K&K Property (建灝地產集團)
Landlord	K Motion Limited (堅示有限公司)
Management Company	Deleux Property Management Limited (豐盛物業管理有限公司) (Subsidiary of K&K Property)
Total GFA	Approx. 106,150 sq.ft. gross
Website	www.21ashley.com.hk

GFA of Each Floor	Total 18 Lettable Medical Floors (4/F, 13/F & 14/F are omitted): 1/F (E&M floor): N/A 2/F (Target Imaging / DPC): approx. 8,064 sq.ft. gross 3/F (Podium Garden): N/A 5/F (Target PET-CT): approx. 5,713 sq.ft. gross + Flat Roof 6/F-12/F, 15/F-23/F: approx. 5,461 sq.ft. gross
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GFA of G/F Shops	Shop 1 (F&B): approx. 1,796 sq.ft. gross Shop 2 (F&B): approx. 1,160 sq.ft. gross Shop 3 (F&B): approx. 1,212 sq.ft. gross Exclusive Lobby / Shop 4 (F&B / Coffee Shop): approx. 829 sq.ft. gross
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Efficiency	Whole Office Floor: approx. 78% of GFA Retail: approx. 60% of GFA
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Floor Height	G/F & 2/F: approx. 5m (Floor-to-Floor) 5/F - 23/F: approx. 4.5m (Floor-to-Floor)
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Clear Headroom	2/F: approx. 3.7m (Raised floor to false ceiling) 5/F-23/F: approx. 3.3m (Raised floor to false ceiling)
Floor Loading	2/F and 5/F (Imaging/DPC floor): Standard Loading: 7.5 Kpa (up to 10 kpa in designated areas) Typical Floors: 5 kpa
Raised Floor System	Approx. 150mm for 5/F-21/F (except 2/F)
Curtain Wall System	Shingle pattern façade with Insulated Glass Unit (IGU) to reduce heat and noise penetrations; electricity provision is provided for the installation of electric curtain blinds (at tenant's installation cost)
Operating Charges	\$7.9/sfg for Office Floors (2/F - 23/F), subject to revision, including management fee and A/C charge \$7.5/sfg for Retail (Shops on G/F), subject to revision, including management fee only
Air-conditioning Supply (For Office floors only)	08:30 to 19:30 (Mon-Fri) & 08:30 to 14:00 (Sat) Sun, PH and Outside Operating Hours: extra air-conditioning fees apply (subject to mgt office's approval) Whole Floor Tenants at Typical Floors (6/F - 23/F) can install their own VRV split-type air conditioner condensers at PAU room of each floor. It can save tenant's running cost from paying extra A/C fees outside office hours. Extra A/C supply fees: \$180/hr for a typical whole floor (subject to revision)
Lifts	3 passenger lifts and 1 service lift L1-L3 (Passenger Lifts): Dimension: approx. 2,100mm x 1,250mm, max loading: 1,350 kg; L4 (Service Lift): Dimension: approx. 1,875mm x 1,675mm, max loading: 1,600 kg; Ambulance cot can be directly transferred from office floors to G/F lobby through passenger lift
Power Supply	2/F: 2 x 630A TPN; 5/F: 2 x 315A (max. loading is 630A TPN) 6/F-23/F: 2 x 80A TPN (for Unit 01 & 04) + 2 x 63A TPN (for Unit 02 & 03) (max. loading is 300A per floor) Shop 1: 200A TPN, Shop 2: 160A TPN, Shop 3: 160A TPN
Backup Power	Diesel genset backup power activates when CLP main feed failure; The capacity of non-FSI genset reserved for tenant area are: 2/F & 5/F: 60 VA/m ² respectively; 6/F - 23/F: 20 VA/m ² respectively Isolators and MCCB (circuit breakers reserved in 6/F, 10/F, 16/F and 20/F) are reserved for tenants' installations of backup power unit. Tenants can provide their own backup power in tenant area

5G Network

4G & 5G are available within the building (i.e. ready for online patient consultations) (5G supplier: HKT/CSL)

Water supply

Water inlet and outlet for tenant's office area is arrangeable subject to management office approval and availability

Ventilations and fresh-air exchange

1. Supply of outdoor fresh air with cooling by PAU with fan coil units in each typical floor (FCU supply only and to be installed by tenant)
2. Fresh-air Intake Air Louver for 2/F (DPC floor): dimension up to approx. 3,000mm x 1,200mm is reserved for tenant use in AHU room at 3/F podium garden (installation at tenant's cost; subject to availability and management office's approval)
3. Fresh-air Intake Louver for each Typical Floor: dimension: up to approx. 1,380mm x 1,650mm is reserved for tenant use in PAU room (installation at tenant's cost; subject to availability and approval)
4. Exhaust Air Louver for 2/F (DPC floor): dimension: up to approx. 2,700 mm x 700mm is reserved for tenant use in 3/F podium garden (installation at tenant's cost; subject to availability and approval)
5. Exhaust Air Louver for each typical floor: dimension: up to approx. 530mm x 400mm is reserved in toilets of each typical floor (installation at tenant's cost; subject to availability and approval)
6. Air exchange per hour (ACH): the fresh air intake louvre at each floor AHU Room and exhaust air louver at each floor toilets can provide up to 20ACH for an approx. 20 sq.m. area (for surgery room) (subject to tenant's decoration layout, availability and management office's approval).
7. Blind-off louvre (11m x 0.4m) is provided in high floors:
 - 10/F-16/F: located in North side of the curtain wall
 - 17/F-23/F: located in both North and South sides of the curtain wall
8. Blind-off louvre (32m x 0.4m) is provided for 2/F facing seaview

Air Purification and Infection Control

1. FCUs integrated with air purifier (NCCO: Nano Confined Catalytic Oxidation) will be provided in tenant's office area
2. UV purifier installed in PAU room of each typical floor

Touchless System

1. Touchless lift control at lobby
2. Automatic doors will be used in lavatories of office floors

Key Selling Points

- 👍 A brand-new purpose-built building for medical, medical beauty and wellness tenants with the technical provisions
- 👍 Tailor made building specifications for Imaging Centre (MRI, CT, PET-CT) and Day Procedure Centre
- 👍 Air exchange louvers support ventilation for surgery room, floor loading up to 7.5 kpa for imaging machine and backup power up to 60VA/m²
- 👍 Ample lift space allows ambulance cot to be straightly transferred from office floors to G/F lobby
- 👍 Special Hygiene control including Air purifiers (NCCO) and Touchless Control System in lift lobby and lavatory
- 👍 Barrier free access to 21 Ashley from MTR TST station Exit L5
- 👍 Wheelchair friendly lobby design for elderly to access by drop off in front of the main entrance
- 👍 Modern and luxury building design with a grand and spacious lobby
- 👍 Innovative valued-added services: lecture hall for doctor's seminars and premium tea-break lounge for nurse
- 👍 Medical tourism friendly location with few mins travelling time from high-speed rail

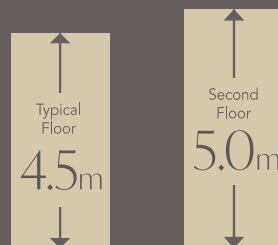


No. of Storey
21

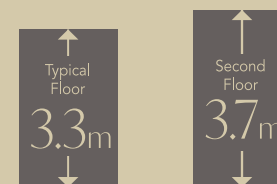
Total Approx. Gross Area
100,000 s.f.

Typical Floor	Second Floor
approx. 5,461 s.f.	approx. 8,064 s.f.

Floor to Floor Height



Clear Headroom



Central Air Conditioner
Operating Hours



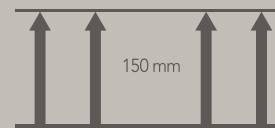
8:30 to 19:30 (MON -FRI)
8:30 to 14:00 (SAT)

Sunday, public holidays and outside hours: extra fees apply
Flexible air conditioning supply package
could be offered subject to negotiation.

Professional
Management



Raised Floor System



Typical Floors: 150 mm raised floor

Floor Loading

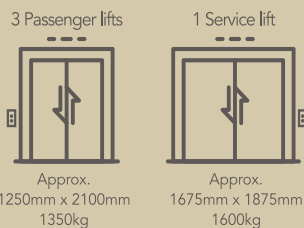


Internet Network



4G & 5G mobile network

Ample Lift Provision



Curtain Wall System



Modern, Shingle pattern in
curtain wall design with IGU

Developed by




OP Date
Q4 2023

The developer reserves the right to make modification and changes according to the actual circumstances without prior notice.

Building Specifications




Power




- 2/F- 2 x 630A TPN x 2 per floor
- 5/F- 2 x 315A TPN x 2 per floor
- 6/F-23/F: 80A TPN x 2 per floor(Unit 01 & 04)
63A TPN x 2 per floor(Unit 02 & 03)

Backup Power



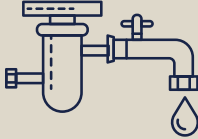
- 2/F –60VA/m2, Isolator reserved in EL Room
- 5/F –60VA/m2, Isolator reserved in EL Room
- 6/F to 23/F –20VA/m2, MCCB Board reserved in 6/F, 10/F, 16/F and 20/F

Genset Power



- Genset power activate when CLP main infeed failure
- Tenant can provide their own backup power such as UPS in tenant area

Water in and out



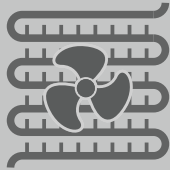
Water inlet and outlet for tenant's office area is arrangeable subject to management office approval and availability

Air Exchange Louver



Fresh air louver is located on each typical floor PAU room, while exhaust air louver is located in toilet area. Approx. 0.2 sq. meter fresh air louver is reserved for tenants's future installation.

High Efficiency A/C Fan Coil Unit



PAU with fan coil units are provided in the tenants' office area. Air purifiers (NCCO) are integrated with some fan coil units.

Double-glazed Glass



IGU will be used to minimize the heat/ noise penetration.

Professionals

Architect
DLN Architects Ltd.

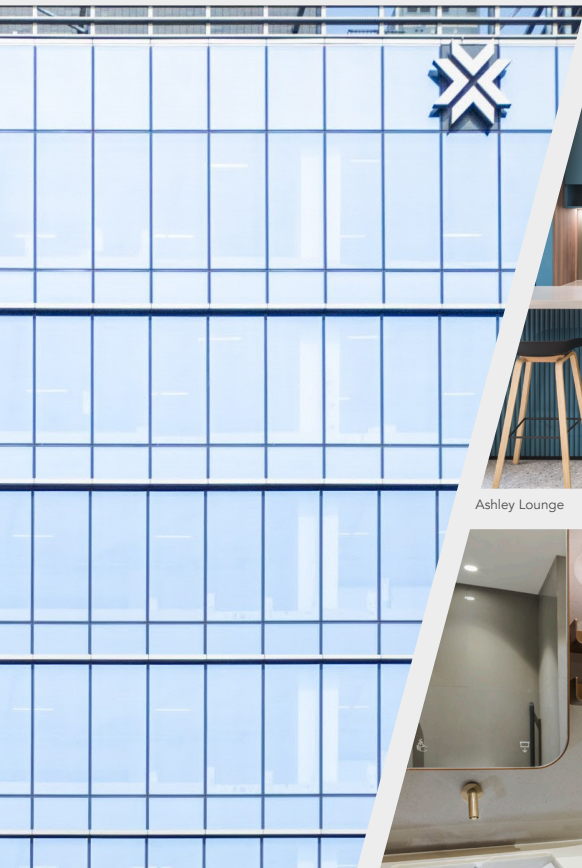
Interior Designers
VIA Architecture Limited

Structural engineer
C.M. Wong & Associates Ltd.

E&M engineer
WSP (Asia) Ltd.

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Hygiene and Infection Control



21 Ashley Facade



Ashley Lounge



Washroom

Air-conditioning system

- Fan Coil units with independent primary air-handling unit (PAU) are installed in office tenants area which could achieve higher headroom and better indoor air quality with continuous fresh air supply and air exchange through the system.

Air purification and sterilization system

- Air purifiers (NCCO) are installed in tenants' area integrated with some Fan Coil units to reduce the chance of airborne infection.
- UV purifier is installed in PAU room of each typical floor to sterilize indoor air.
- Refilling pipe with enough water in the trap is provided for each washroom floor drain to prevent the spread of disease.

Touchless Control System

- Automatic entrance door is installed in lavatory.
- Touchless lift control system at lift lobby.
- Touchless system sanitary in toilets.

Floor Plan | G/F



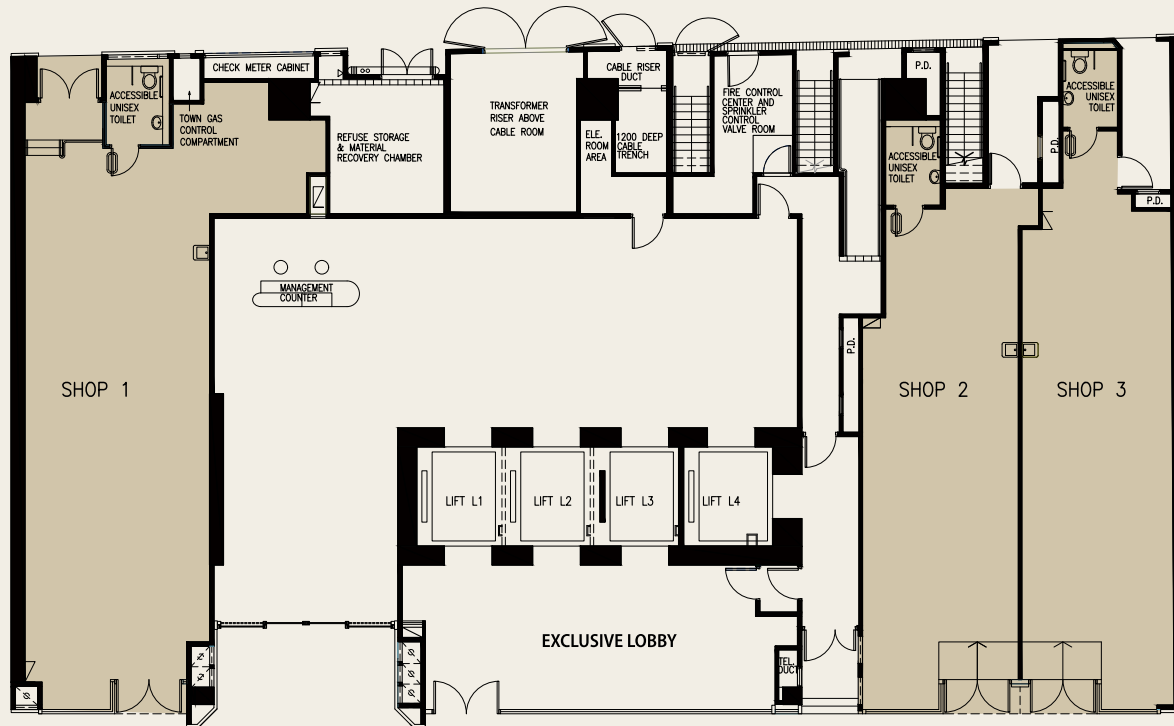
Actual view of Ashley Road

Shops & Lobby

Exclusive lobby for day procedure centre or anchor tenant

Shop 1 Area (Gross): approx. 1,796 s.f. ,Shop 2 Area (Gross): approx. 1,160 s.f.

Shop 3 Area (Gross): approx. 1,212 s.f.



Floor	Approx. Floor Area (Gross) for Lease & Usage	Usage
23/F	5,461 s.f. per floor	
22/F		
21/F		
20/F		
19/F		
18/F	5,461 s.f. per floor	Clinic or office
17/F		
16/F		
15/F		
12/F		
11/F	5,461 s.f. per floor	
10/F		
9/F		
8/F		
7/F	5,713 s.f.	
6/F		
5/F		
3/F		Podium Garden
2/F	8,064 s.f.	DPC/ Clinic/ Imaging Center/ Office
1/F		E&M
G/F		Lobby & Shops

*(13/F, 14/F are omitted)

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Floor Plan | 2/F

Day Procedure Centre / Office

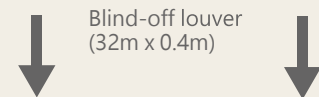
Floor Area (Gross): approx. 8,064 s.f.



Actual view of typical lift lobby

Approx. Floor Area (Gross) for Lease & Usage		
23/F	5,461 s.f. per floor	Clinic or office
22/F		
21/F		
20/F		
19/F		
18/F	5,461 s.f. per floor	
17/F		
16/F		
15/F		
12/F		
11/F	5,461 s.f. per floor	
10/F		
9/F		
8/F		
7/F		
6/F	5,713 s.f.	
5/F		
3/F		• Podium Garden
2/F	8,064 s.f.	• DPC/ Clinic/ Imaging Center/ Office
1/F		• E&M
G/F		• Lobby & Shops

*(13/F, 14/F are omitted)



Blind-off louver (32m x 0.4m)



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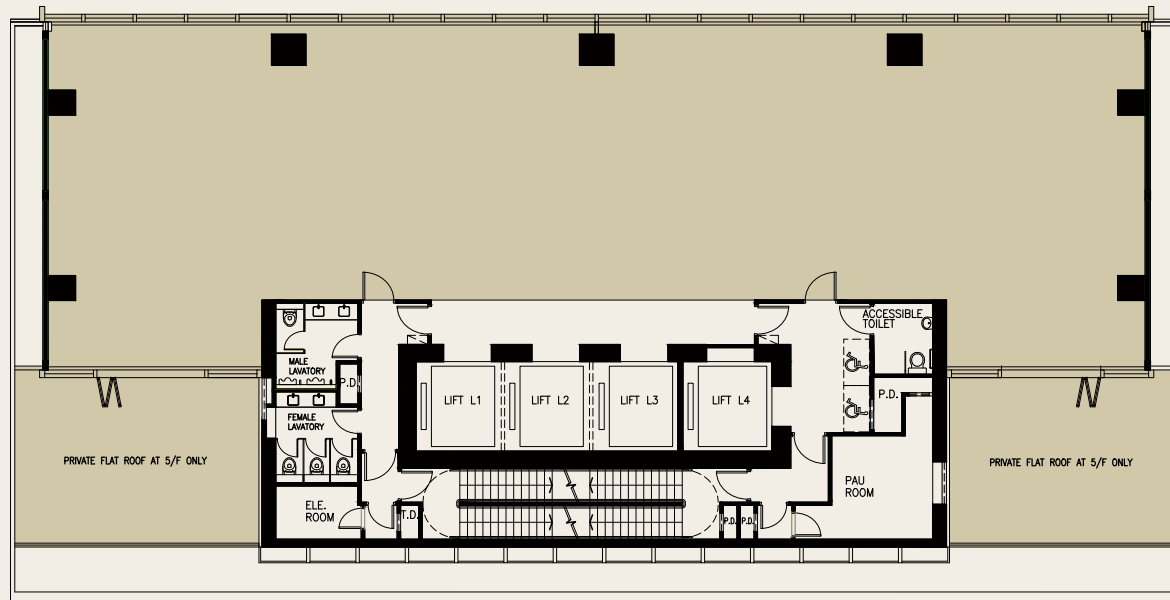
Floor Plan | 5/F

Office / Clinic

Floor Area (Gross): approx 5,713 s.f.



Prospective view of 5/F flat roof



	Approx. Floor Area (Gross) for Lease & Usage	
23/F	5,461 s.f. per floor	Clinic or office
22/F		
21/F		
20/F		
19/F		
18/F		
17/F	5,461 s.f. per floor	
16/F		
15/F		
12/F		
11/F	5,461 s.f. per floor	
10/F		
9/F		
8/F	5,713 s.f.	
7/F		
6/F	8,064 s.f.	
5/F		
3/F		Podium Garden
2/F		DPC/ Clinic/ Imaging Center/ Office
1/F		E&M
G/F		Lobby & Shops

*(13/F, 14/F are omitted)

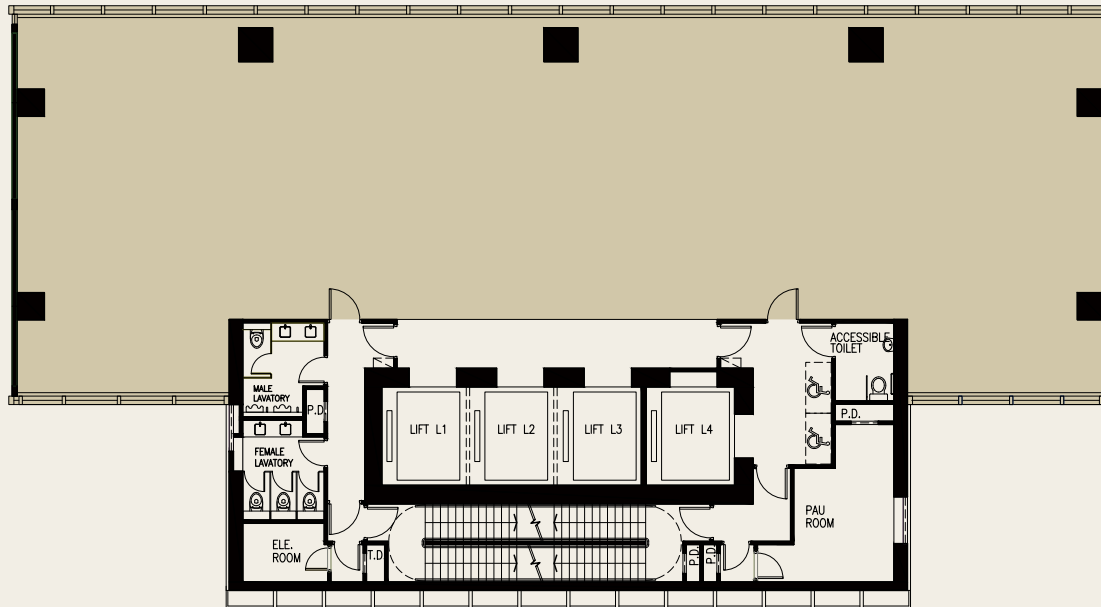
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Floor Plan | 6/F-9/F

Office / Clinic

Floor Area (Gross): approx. 5,461 s.f.



		Approx. Floor Area (Gross) for Lease & Usage	
23/F	5,461 s.f. per floor		
22/F			
21/F			
20/F			
19/F			
18/F			
17/F			
16/F	5,461 s.f. per floor	Clinic or office	
15/F			
12/F			
11/F			
10/F	5,461 s.f. per floor		
9/F			
8/F			
7/F			
6/F	5,713 s.f.		
5/F			
3/F			• Podium Garden
2/F	8,064 s.f.		• DPC/ Clinic/ Imaging Center/ Office
1/F			• E&M
G/F			• Lobby & Shops

*(13/F, 14/F are omitted)

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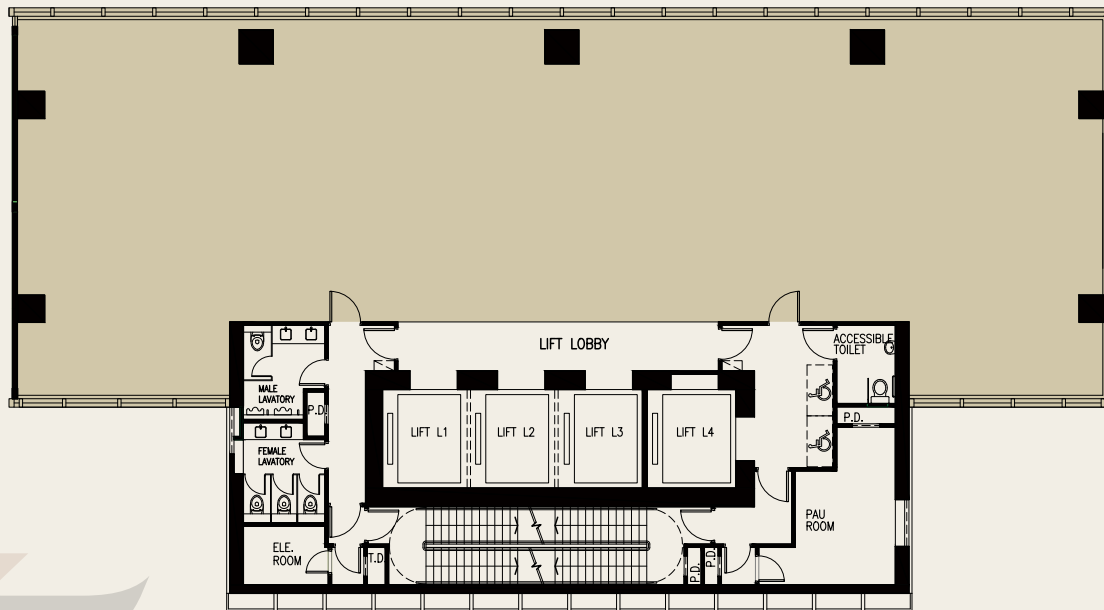
Floor Plan | 10/F-16/F (13/F & 14/F are omitted)

Office / Clinic

Floor Area (Gross): approx. 5,461 s.f.



Actual view of 15/F



Blind-off louver
(11m x 0.4m)

		Approx. Floor Area (Gross) for Lease & Usage	
23/F	5,461 s.f. per floor		Clinic or office
22/F			
21/F			
20/F			
19/F			
18/F			
17/F			
16/F	5,461 s.f. per floor		Clinic or office
15/F			
12/F			
11/F			
10/F	5,461 s.f. per floor		Clinic or office
9/F			
8/F			
7/F			
6/F	5,713 s.f.		Podium Garden
5/F			
3/F	8,064 s.f.		DPC/ Clinic/ Imaging Center/ Office
2/F			
1/F			E&M
G/F			Lobby & Shops

*(13/F, 14/F are omitted)

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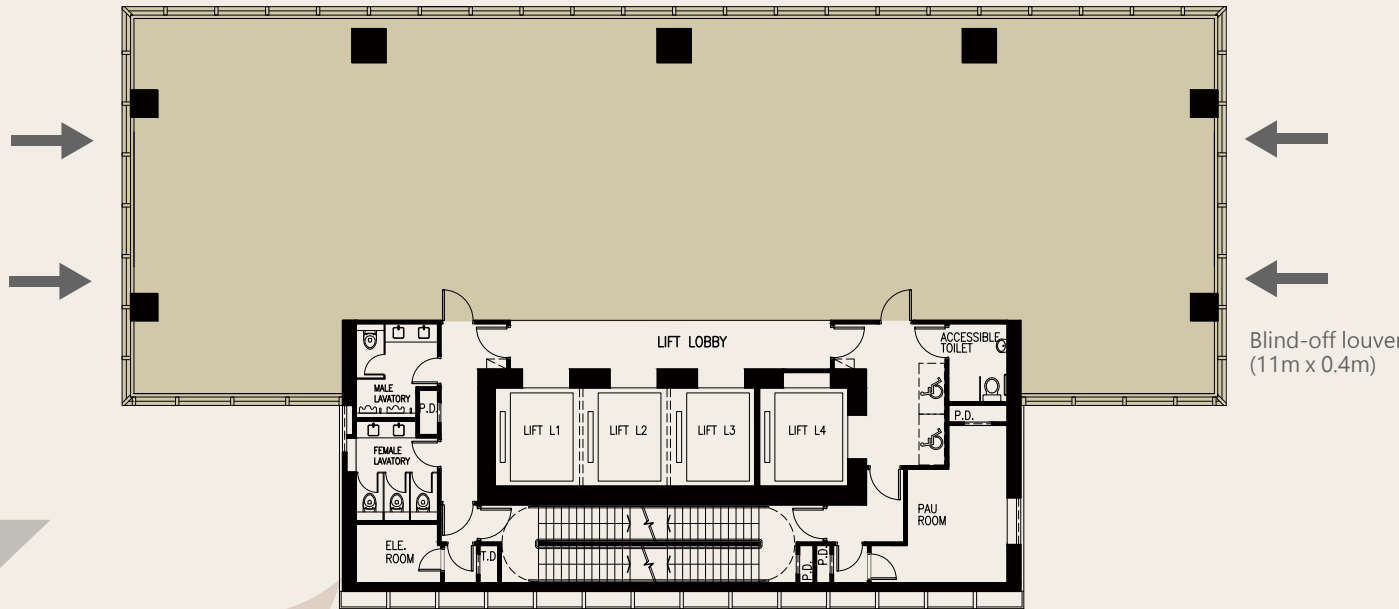
Floor Plan | 17/F-23/F

Office / Clinic

Floor Area (Gross): approx. 5,461 s.f.



Actual view of 19/F



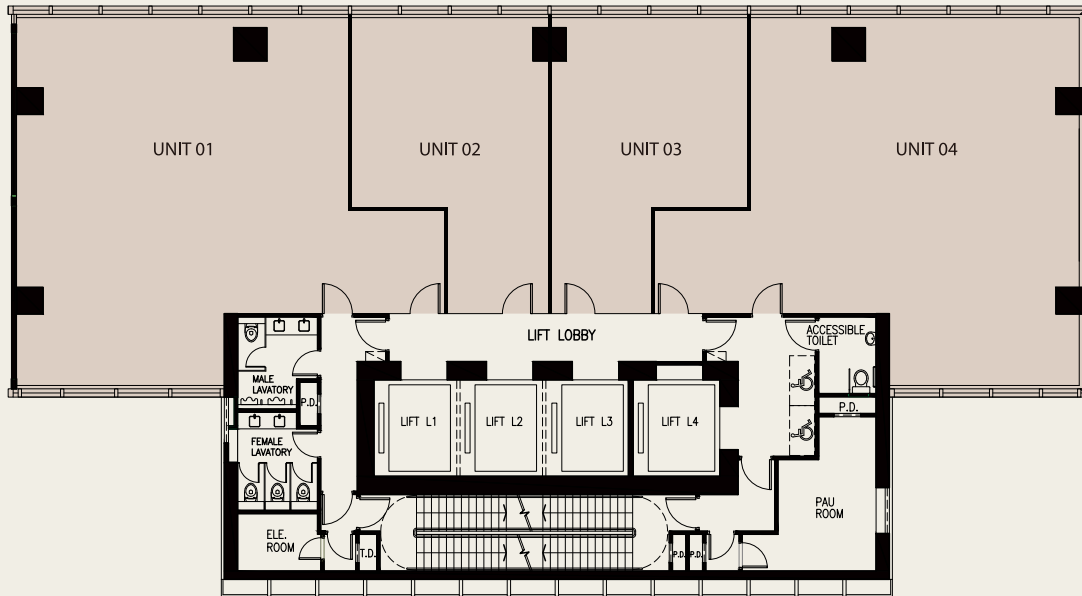
Blind-off louver
(11m x 0.4m)

Approx. Floor Area (Gross) for Lease & Usage		
23/F	5,461 s.f. per floor	Clinic or office
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8/F		
7/F		
6/F	5,713 s.f.	
5/F		
3/F		
2/F	8,064 s.f.	
1/F		
G/F		

* (13/F, 14/F are omitted)

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Standard Subdivision Plan | 7/F, 11-12/F, 16/F



GFA in sq.ft. gross				
Premises	Plan 1	Plan 2	Plan 3	Plan 4
Unit 01	1,985	1,985	2,739	3,493
Unit 02	1,508	754		
Unit 03		754	754	
Unit 04	1,968	1,968	1,968	1,968
Total	5,461	5,461	5,461	5,461

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Ashley Hall and Ashley Lounge



Ashley Hall

Ashley Hall

- 2,800 sq.ft. Multi-purpose event venue
- Perfect for various activities including doctor's seminar, health and insurance talk, etc
- Hosts up to 100pax with a theatre stage setting
- Provide professional audiovisual and staging system
- Welcome for tenants and outsiders to rent



Ashley Lounge

Ashley Lounge

- Sophisticated shared space
- Perfect for relaxation, casual client meeting and dining
- Dining tables, comfortable couches, kitchen island with bar stools
- Hosts up to 50 pax
- Pantry is fitted with microwave and water station

View of Lift Car and Washroom



Actual view of lift car and washroom



Major Medical Groups and Clinics in Tsim Sha Tsui

English Name	Chinese Name
Alliance Medical Group	仁滙醫務集團
Asia Clinic	明醫醫務中心
Chi Medical Centre	致康醫務中心
Combined Women's Specialist Centre	香港中西醫婦科醫務中心
Dr. Vio & Partners	韋予力醫生醫務所
Hong Kong Cardiac Diagnostic Centre	香港心臟診斷中心
New Town Medical Group	新都醫療集團
Polyhealth Specialists	健滙專科中心
Quality HealthCare Group	卓健醫療集團
The CUHK Medical Clinic	香港中文大學醫務中心
Town Health International Medical Group	康健國際醫療集團
UMP Healthcare	聯合醫務集團
Union Imaging & Healthcheck Centre	仁安醫療造影體檢中心
Virtus Medical Group	尚至醫療集團



Ample Carparking Spaces in Tsim Sha Tsui



The map and Images are both not-to-scale and for reference only



K&K PROPERTY MILESTONES



2013

2017

2019

2020

2021

2022

2023

K&K PROPERTY

VICTORIA SKYE

HAMPSTEAD

RARE SKI-IN AND SKI-OUT
MOIWA LAND PLOT

MIXED COMMERCIAL AND RESIDENTIAL
RE-DEVELOPMENT PROJECT

15 ADAM STREET

ONE STANLEY

K&K founded as a high-quality real estate developer in Hong Kong.

Launched Victoria Skye with 822 units in Kai Tak.

Launched and sold out the 13 ultra-luxurious houses in Tai Po Mid-Level.

Acquired a mix of condo hotel and villas site in Moiwa, Niseko

Acquired Oak St./Ivy St. land for HK\$610M, set for collaborative development with URA.

Acquired the fourth landmark commercial property in London's West End.

Launched ONE STANLEY, an ultra-luxurious residence designed by Robert A.M. Stern in Stanley.

2003-2013

2015

2017

2019

2020

2021

2023

5-STAR HOTELS

OUTSTANDING AWARDS

BCI ASIA AWARDS

MEDICAL BUILDING "21 ASHLEY"
& OFFICE BUILDING IN LONDON

TWO OFFICE BLOCKS IN CORE
CENTRAL LONDON

SKYEHI

SUTTON

Invested/Developed 8 luxury hotels in Singapore, Japan, China & Hong Kong under the brand name Park Hotel

Earned "Outstanding Developer Awards" from Capital Weekly.

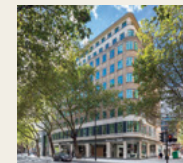
Named "TOPTEN Developers 2017 - Hong Kong" by BCI Asia.

Acquired Grade-A commercial building "21 Ashley" in TST and iconic "Orion House" in London.

Expanded our Central London portfolio with Endeavour House and Corinthian House acquisitions.

Launched SKYEHI, a modern urban oasis in Tuen Mun with 112 units.

Launched SUTTON, a rare luxury residence in School Net 41.



21 ASHLEY

A New Landmark of Medical and Wellness Axes

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Leasing Hotline: 2217 5877
www.21Ashley.com.hk



Actual view from Kowloon Park Drive



建灝地產集團
K&K PROPERTY

21 Ashley Road, Tsim Sha Tsui, Kowloon, Hong Kong