



# STRAND BUSINESS CENTRE

*Facilitating Substance Requirements in Labuan*

Strand Business Centre is wholly owned by Strand Storage Sdn. Bhd. [Registration No. 200801006308 (807592-W)]. It is part of the Skyward Group of Companies. Please see website [www.skyward-group.net](http://www.skyward-group.net).

It is located at Bestari Warehouse, Jalan Patau-Patau, Labuan F.T.. It is less than 5 minutes' drive to Labuan Town.

Our offices suites come with the following facilities

- a) Furnished offices with furniture, free Wifi and other optional office facilities.
- b) 24 hours monitoring by CCTV
- c) Meeting Room
- d) Pantry and Kitchen facilities
- e) Regular cleaning and upkeep

If you are looking for office rental space, please contact us at :

## **STRAND STORAGE SDN. BHD.**

1<sup>st</sup> Floor, Lot 6901, Bestari Warehouse  
Jalan Patau-Patau  
87000 Labuan F.T., Malaysia

Phone: +6 087 506 929 / +6 087 428 929

Email: [koreen.chin@strand-storage.com](mailto:koreen.chin@strand-storage.com)

## **LOCATION AND BUILDING**





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## TYPE OF OFFICES

Office Suite with 4 workstations  
(No Windows)



Office Suite with 2 workstations  
(With Windows)



Office Suite with 2 workstations  
(No Windows)



## FACILITIES

Reception



Meeting Room



Pantry





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<b>PHYSICAL LOCAL OFFICE PREMISE</b>	
Monthly Rental	
- Office Suite with four workstations (No Window)	RM 1,800
- Office Suite with two workstations (With Window)	RM 1,600
- Office Suite with two workstations (No Window))	RM 1,400
(Management is receptive to any request on providing options to the above)	
Deposits	
- Rental Deposit	RM Equivalent to two-months rental
- Utility Deposit <sup>(5)</sup>	RM 1,000 per suite
- Re-instatement Deposit <sup>(6)</sup>	RM 1,000 per suite
- Access Card Deposit	RM 30 per card
Terms	2 years + 2 years (optional)
<b>OTHER SERVICES AND FACILITIES AVAILABLE</b>	
<b>General Faxes</b>	
- Incoming per page	RM 0.50
- Outgoing per page	
• Local (Labuan only)	RM 0.50
• STD (Within Malaysia, Singapore & Brunei)	RM 1.50
• IDD (Other countries)	RM 5.00
<b>Photocopying &amp; Scanning (A4 size)</b>	
- Photocopying / printing per page	
• Black & white	RM 0.30
• Colour print	RM 1.00
- Scanning per page	RM 0.30
<b>Postal &amp; Courier</b>	Subject to location
<b>Renting of Meeting Room</b>	RM 15 per hour
<b>Overtime – usage of facilities / utilities (minimum 2 hours)</b>	
- After standard operating hours (Mon to Sat: 8.30am to 6pm)	RM 20 per hour
- Weekend	RM 30 per entry
- Public Holidays	RM 40 per entry
<b>Others</b>	Upon request
- Typing	
- Mail forwarding	
<b>Additional Security Access Card</b>	RM 30 per card
<b>DISBURSEMENTS</b>	
Out-of-pocket expenses and other recoverable expenses incurred on behalf of clients will be included in our invoice.	

\* These are indicative pricing, and it may vary due to the situation at that time.



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## NOTES:

### (1) Office Suite with four workstations (No Window)

It is a dedicated office suite which is approximately 190 – 210 sq ft and is equipped with

- 2 L-shape tables, 2 small tables and 4 chairs
- 2 stand pedestals
- 2 low cabinets
- 1 unit cassette type air-conditioning
- 4 main entrance security access cards

### (2) Office Suite with two workstations

Office space: (a) With Window = 120 – 144 sq ft

(b) No Window = 164 to 167 sq ft

It is a dedicated office suite which is equipped with

- 1 L-shape table, 1 small table and 2 chairs
- 1 stand pedestal
- 1 low cabinet
- 1 unit cassette type air-conditioning
- 2 main entrance security access cards

### (3) Utility Deposit

The rental for Office Suite are excluding of monthly electricity usage. Electricity usage is at tenant's cost. Utility deposit is collected from tenant.

### (4) Re-instatement Deposit

This Deposit will be utilised by the Landlord, if the Tenant fails to reinstate any part of the said Office Suite to its original condition, save for normal wear and tear, when the Tenancy expires and the Tenant vacates the said Office suite.

### (5) Annual Servicing of Air Conditions and Quarterly Pest Control Services provided by the Landlord.