

Office Search November 2019

Sussol office

- Land lord seems to be eyeing : Nrs : 36,602 per room
- Back office room : 25ft by 23ft := 575 sqft (Nrs 63 per sqft)
- Front room : 24.5 ft by 24.5 := 600 sqft (Nrs 61 per sqft)
- Roughly our estimated cost :
 - two rooms : $36602 * 2 = 73204$
 - Top space : store room, kitchen, bathroom : Nrs 9,150
 - Total : 82,354 + Tax
 - Roughly space rented by Sussol : $(600 + 575 + 150) = 1325$ sqFT



Currently we are paying : Nrs 48,400 + tax

Pulchowk Laxmibank building



* Ground floor Rs.225 per square - total space 2600 square * Third floor Rs.125 per square - total space 2250 square

Sanepa Ganeshstan Mandir building



- 2.5 Lakhs for 2 floors.
- Out of the question

Near Goodwill Hotel (on the way to Gwarko from Lagankhel)

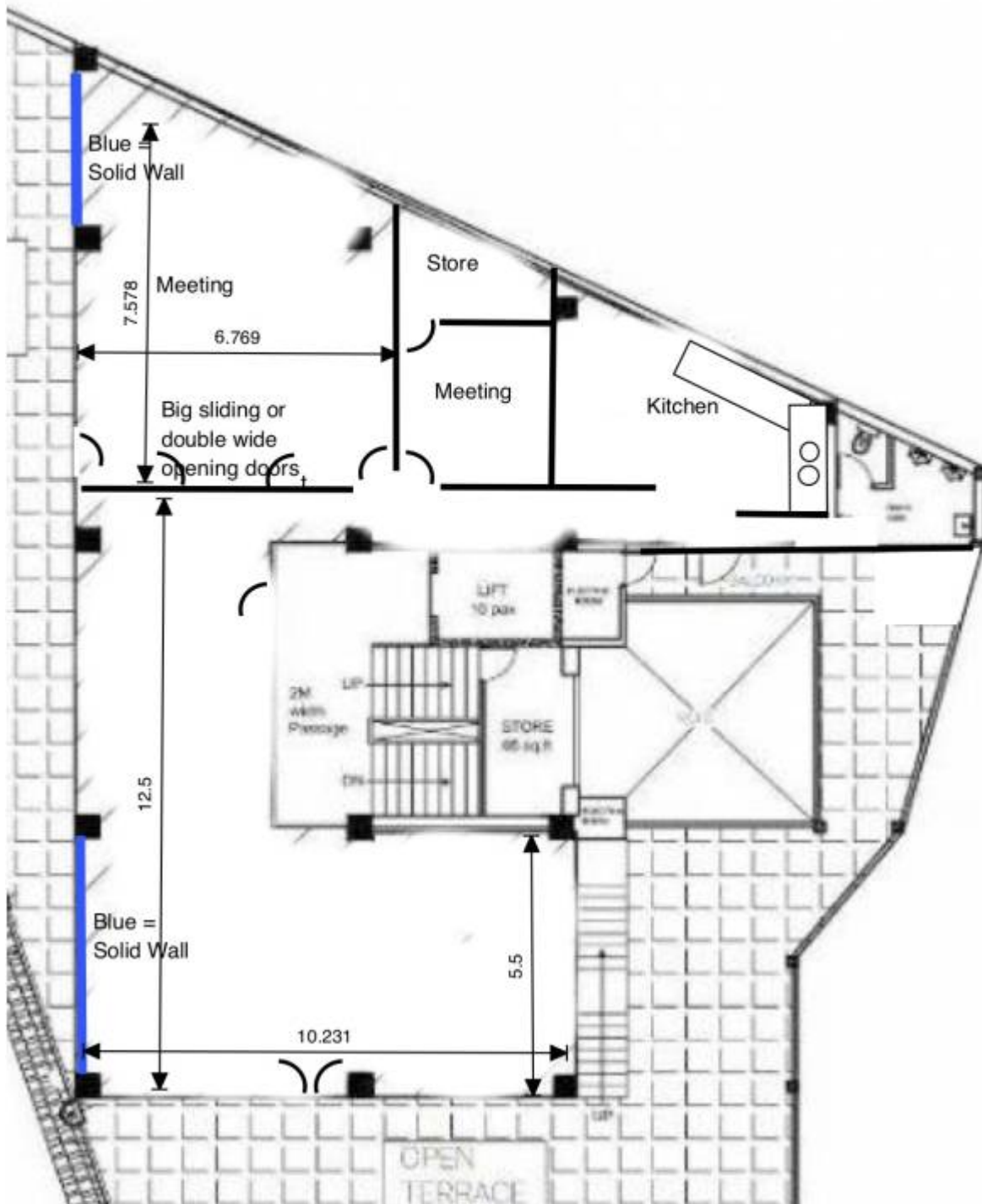
- Beside a good sized road. Off the main road.
- The areas is called : Kanibahal
- Top floor (5th floor): 4000 sqf @ nrs 35 per sqft : Nrs 140,000
 - 600 sqft parking included.
 - Use of the roof.
 - Will include a lift
 - The landlord are Neighbours of Sangamita so we are in good hands.
 - Location : <https://goo.gl/maps/cmKG4j59cfdM5WFdA>
- Tentative rental agreement :
 - 2276 sqft Rentable area @ 30 = Nrs 68280
 - 2334 sqft Terrace South and west @ 5 = 11670
 - Parking Nrs 6050
 - Total : 86000 + TAX The tax is on us.
 - Contract 6 years : 10% increment every 2 years.
 - Looks like good value compared to our office :
https://docs.google.com/spreadsheets/d/1PpacDTn61cRoiSIWSE8bl-eeLwQZSnPHM_TjPXg8/edit#gid=0

Current status of the floor

- A 2ft wall has been built.

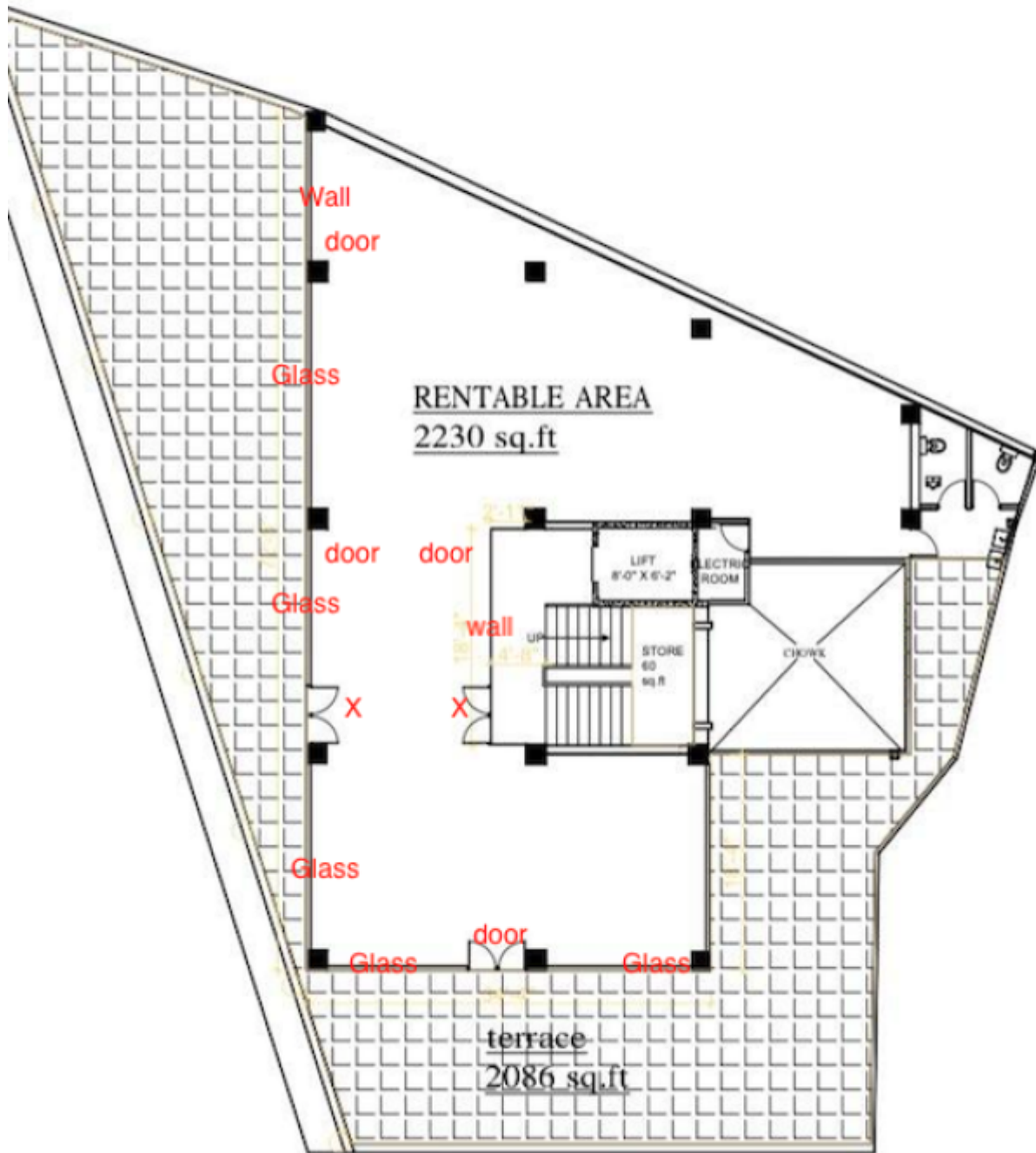


The 5th floor [Layout plans from Craig and Juliet]



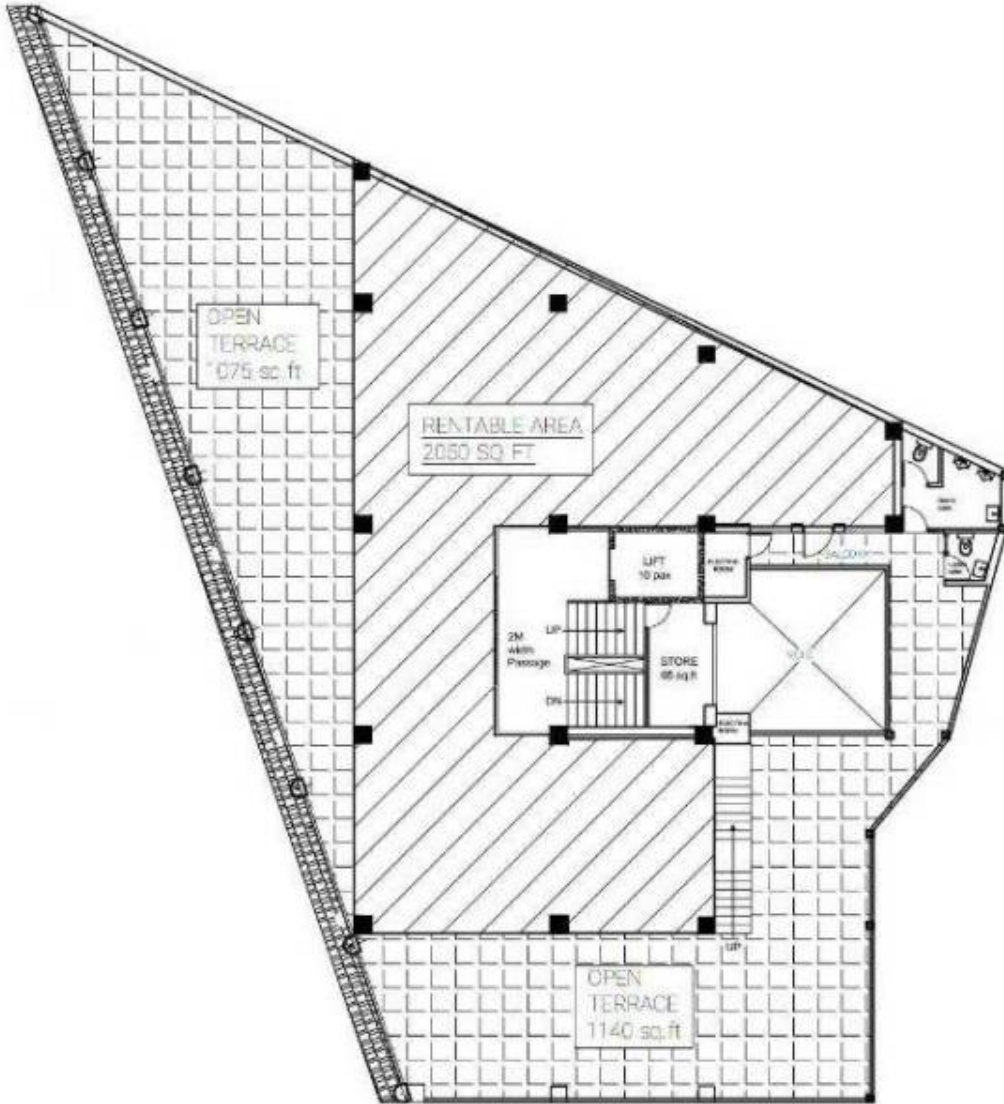
The 5th floor [with our layout plan]

- Below is latest layout with what the landlord is planning.
- We have discussed and decided where the door and wall should be.
- South facing : We plan to work.
- North : meeting room, storage room and kitchen area.



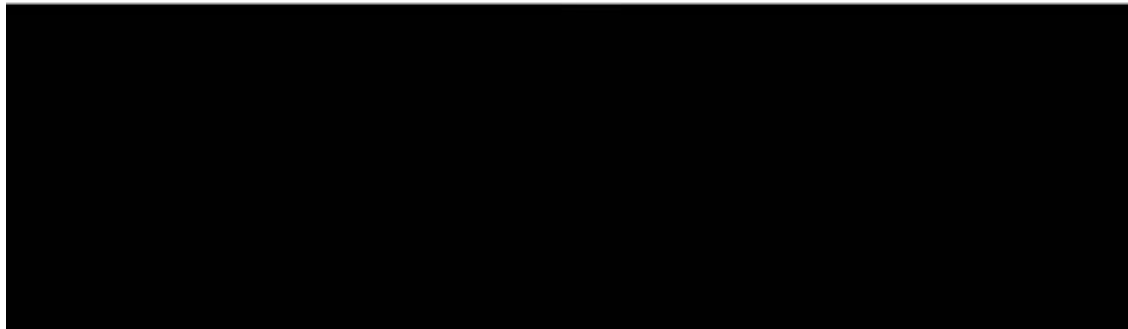
TOP FLOOR PLAN

The 5th floor layout

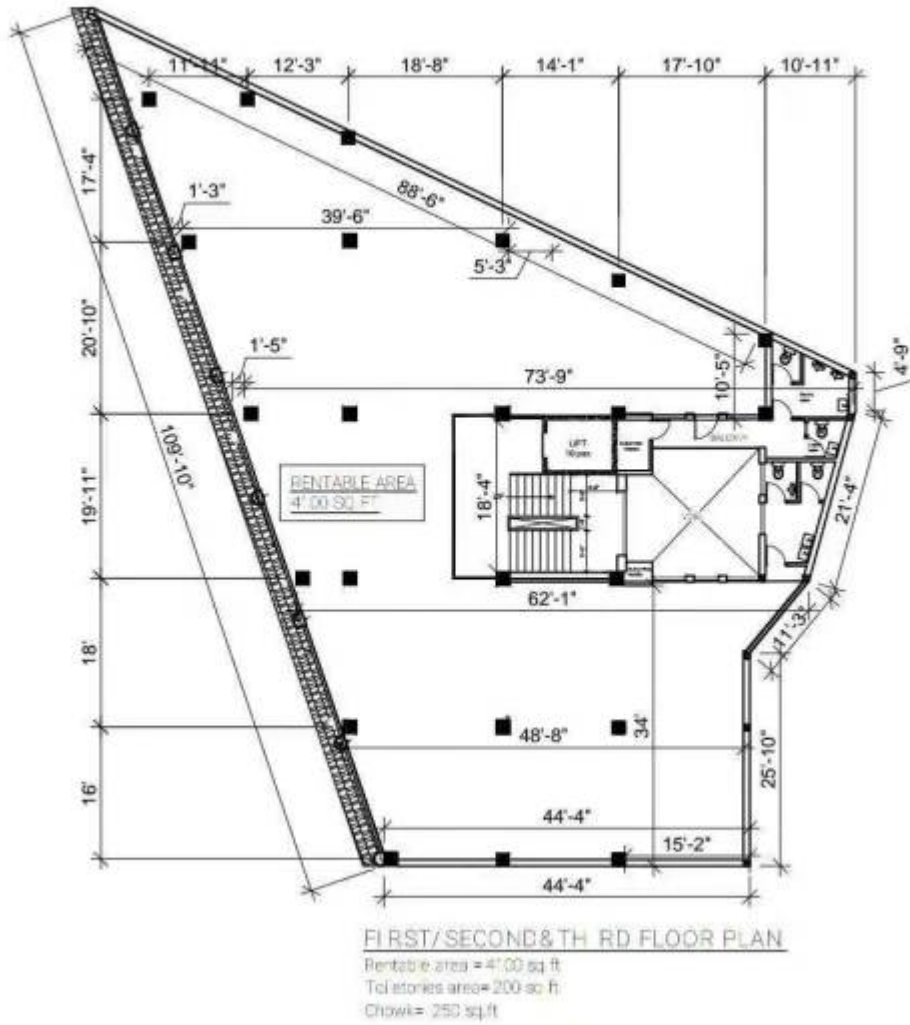


FOURTH FLOOR PLAN

Rentable area = 2050 sq. ft.
Toiletries area= 110 sq. ft.
Chowki= 250 sq. ft.
Store= 65 sq. ft.



The 4th floor layout



Building from the road:



Building from the side :



The 5ft Floor with roof access :



The 5ft Floor with lift and stairs :

Every one is keen on the 5ft floor.

Craig and we all would like to inclose the pillars with aluminium double - glazed windows.



For lunch we have access to open space at the edge of the flat.

Plus plenty of space to store all our bicycle.

This place would be great.... We would have to increase our support prices to afford it. Like our GRS contract.



The 5ft Floor with roof access from a corner :



The top roof for our Solar panel :



The Stairs to climbup to the roof :



Standard Buisness floor without roof access :



The landlord lives next door, so services should be good and taken care off :



From: <https://wiki.sussol.net/> - Sussol Internal Wiki

Permanent link: https://wiki.sussol.net/doku.php/misc:house_and_land:office_search_november_2019?rev=1583828013

Last update: 2020/03/10 08:13

