



SUNLIGHT REIT

陽光房地產基金



DAH SING FINANCIAL CENTRE

大新金融中心

248 QUEEN'S ROAD EAST, WANCHAI, HONG KONG 香港灣仔皇后大道東248號



FAVOURABLE LOCATION

地理位置優越



- Situated in the commercial hub of Wan Chai district
- Close to various 5-star hotels, Government buildings, Hong Kong Convention and Exhibition Centre
- 5-Minutes walk to Wan Chai MTR station
- 位處於灣仔商貿核心地帶
- 鄰近多間五星級酒店、政府大樓及香港會議展覽中心
- 步行至港鐵灣仔站，只需 5 分鐘
- 交通四通八達，可乘搭港鐵、電車、巴士、小巴等公共交通工具，連接港九各區



CONVENIENT & COMPREHENSIVE FACILITIES

交通方便 間隔靈活



Inaugurated in 1998, Dah Sing Financial Centre is a well-located Grade A office building. Close to the transportation hub and Wan Chai MTR station, it measures up to the metropolitan prosperity by linking to the city core. Since Wan Chai South is being reconstructed and redeveloped by the government, a series of large projects characterized by commercial, residential and tourist redevelopments have commenced and completed one after one in the neighbourhood where rapidly formed a major commercial area. Dah Sing Financial Centre, situated in this area, is the preference for major companies. As a 40-storey Grade A office building with full facilities, Dah Sing Financial Centre provides flexible and practical floor plate which were designed to meet the needs for different tenants. The building comes with a large car park and a green podium garden. Committed to establish itself as a green office building in Hong Kong, it has actively implemented various environmental measures. In August 2011, it was awarded the certificate at the highest rating of platinum standard of existing building premises granted by Hong Kong BEAM Society.

大新金融中心是 1998 年落成的甲級商廈，地位優越，鄰近灣仔港鐵站和電車站，連接交通據點，緊扣市區繁華核心，與繁華都會一脈相連。隨著政府落實重建及再發展灣仔南部，豪宅、酒店、商場等大型建築項目紛紛在附近落成，令這一帶迅速成為商貿核心區，大廈位處此優越地段，自然成為各大企業進駐首選。這樓高 40 層的甲級商廈，提供設施完備的寫字樓，樓層設計間隔靈活實用，可迎合不同租客的需要。另外設有大型停車場和提供綠化休憩空間的平台花園，近年更積極推行各種環保措施，並致力打造成全港少有的綠色商廈。大廈在 2011 年 8 月更榮獲香港環保建築協會 (BEAM) 頒發現有樓宇綜合環保表現最高之白金評級，卓越表現，信心保證。



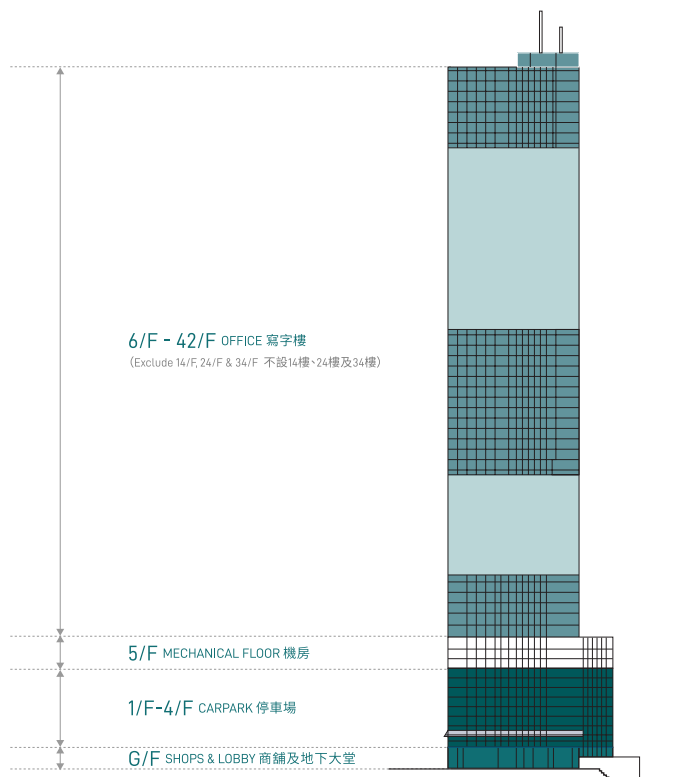
A FLEXIBLE CHOICE OF FLOOR PLANS

樓層設計 間隔靈活

- Office space range from 738-11,245 sq. ft. whole floor
- Column-free office spaces for flexible layout
- Car park available
- 寫字樓單位面積由738至全層11,245平方呎
- 無柱式設計樓層，單位間隔靈活實用
- 附設停車場

Section Plan 剖面圖

G/F-42/F



6/F - 42/F OFFICE 寫字樓
(Exclude 14/F, 24/F & 34/F 不設14樓、24樓及34樓)

5/F MECHANICAL FLOOR 機房

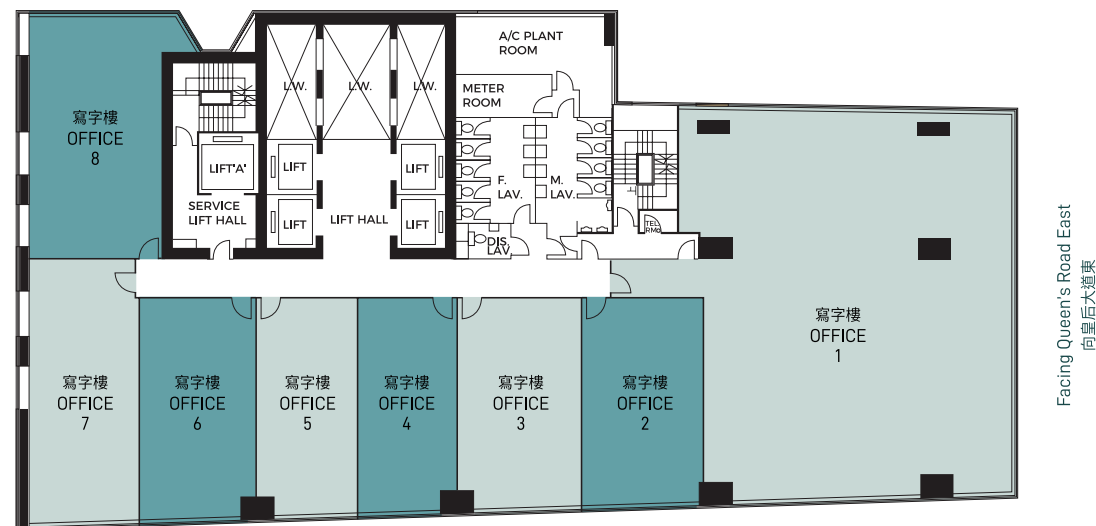
1/F-4/F CARPARK 停車場

G/F SHOPS & LOBBY 商場及地下大堂

Front elevation (Facing Queen's Road East) (面向皇后大道東)

Floor Plan 平面圖

25/F-42/F



Facing Tai Yuen Street
向太原街

Facing Queen's Road East
向皇后大道東



Shops 商舖

G/F



Floor Plan 平面圖

6/F-23/F



Facing Queen's Road East
向皇后大道東

Facing Tai Yuen Street
向太原街





HIGHEST GREEN BUILDING RATING

綠色商廈 設施齊全



PLATINUM
鉑金級

HKGBC
BEAMPlus
綠建環評



A Glance of Property

- A green 40-storey Grade A office building
- Well-located with efficient transportation network
- Panoramic Seaview of Victoria Harbour from the top
- Active environmental measures for greening
- Verdant podium garden for relaxation



Intensive building facilities

- Carpark
- Magnificent grand lobby
- 8 high-speed passenger elevators and 1 cargo elevator
- False ceiling with lighting fixtures
- Raised floor with Central air conditioning and carpeting
- Satellite TV & HDTV system
- Emergency power supply
- Advanced automatic sprinkler & fire alarm system
- Mobile network coverage within the building including lifts and office lobbies



物業概覽

- 樓高 40 層之甲級寫字樓及綠色商廈
- 地點優越，交通便捷
- 高層飽覽，維港景致
- 積極環保，推動綠化
- 綠意盎然的平台花園，讓上班族舒緩壓力

一應俱全的商業設施

- 停車場
- 寬敞高雅的雲石大堂
- 8 部高速客運電梯及 1 部載貨電梯
- 金屬假天花連燈盤
- 升高地台、中央空調系統及地毯
- 衛星天線及高清電視系統
- 緊急後備電源
- 防火設施，先進科技
- 手提電話網絡覆蓋整座物業包括升降機及地下大堂

GREEN MANAGEMENT FOR ENVIRONMENT CONSERVATION

綠色管理 與時並進



With an increasing public awareness, environmental conservation and greening have been a global trend. Dah Sing Financial Centre also keeps abreast of the times and actively carries out a series of green management and environmental protection measures. Not only for enhancing the building quality, we also hope to give effort to protect our earth. Dah Sing Financial Centre has installed the latest facilities for energy saving as well as air and water purification. These include LED lighting, occupancy sensors, dual flush system and even Nano Photocatalytic Sterilization System which are only required to be used in schools, hospitals, public organizations and government departments. Thanks to these new technology and equipment, Dah Sing Financial Centre always keeps a low power consumption rate in comparison with other commercial towers of the same grade.

現今社會環保意識日漸提高，環保綠化已是大勢所趨，而大新金融中心亦與時並進，近年積極推行一連串綠色管理及環保措施，除可提高大廈的質素，同時亦為推動環保出一分力。無論是淨化空氣和用水，還是節約能源，大廈都裝設多項最新設備，其中包括LED燈、用戶感應器、座廁高低流量掣及現在僅常用於學校、醫院、公營機構或政府部門的納米光催化氧化殺菌系統，皆收優良的效果，令大廈在用電方面比同類型物業優勝。





SUNLIGHT REIT

陽光房地產基金

Henderson Sunlight Property Management Limited
恒基陽光物業管理有限公司

Estate Agent's Licence (Company) 地產代理牌照(公司) C-024300

LEASING ENQUIRIES 租務查詢

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物業編號 **Property Code: PC0028**

廣告日期 **Advertisement Date: 21-5-2021**

於本小冊子內，除非文義另有所指，否則一切載列之面積均指可出租總面積。所列之面積未經核實，以現場量度為準。

In this brochure, unless the context otherwise requires, all areas quoted mean Gross Rentable Areas. The areas quoted have not been verified and shall be subject to site measurement.