

# OFFICE SPACE TO LET

## TH PLATINUM, PLATINUM PARK, PERSIARAN KLCC



### LOCATION

- Platinum East Tower, formally known as Menara TH Platinum is prominently located within Platinum Park, an integrated development comprising corporate Grade-A office towers and a boutique retail element.
- Platinum Park sits at the intersection of Persiaran KLCC and Lorong Kuda adjacent to KLCC Park and the Petronas Twin Towers.
- Suria Shopping Mall and KLCC LRT Station can be easily accessed by walking through KLCC Park. Whilst on completion the new KLCC East MRT station will provide access to the wider Kuala Lumpur rail network and beyond.
- The location also provides easy access to the major arterial roads, i.e. Jalan Tun Razak and Jalan Ampang
- Established hotels nearby include Traders, Intercontinental and Double Tree.

### SPECIFICATIONS & SALIENT FEATURES

- Typical floor plates ranging from 10,261 sq ft to 13,741 sq ft
- Low E double glazed curtain walling, providing optimum heat and sound insulation.
- 100% back-up power with dual feed supply
- Centralised air condition with chilled water system.
- Suspended ceilings with energy efficient T8 lighting.
- High and low split zones each with 6 high speed lifts.
- Main lift lobby turnstile system with keycard access.



**Jones Lang Wootton**

Proprietor: Singham Sulaiman Sdn Bhd  
Registration No: 198101012087 (78217-X)



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## EXCLUSIVE MARKETING AGENT

Whilst every reasonable care has been taken in the preparation of these particulars, no warranty is given or implied by Jones Lang Wootton and its principal as to the accuracy of the information contained herein. Plans and visuals are for identification purposes only. Prospective tenants should satisfy themselves on all pertinent matters prior to entering into a tenancy. Persons responding to these particulars are not required to pay any estate agency fee whatsoever in relation to leasing of the property referred to in these particulars as Jones Lang Wootton is retained by its principal.

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### LOCATION PLAN

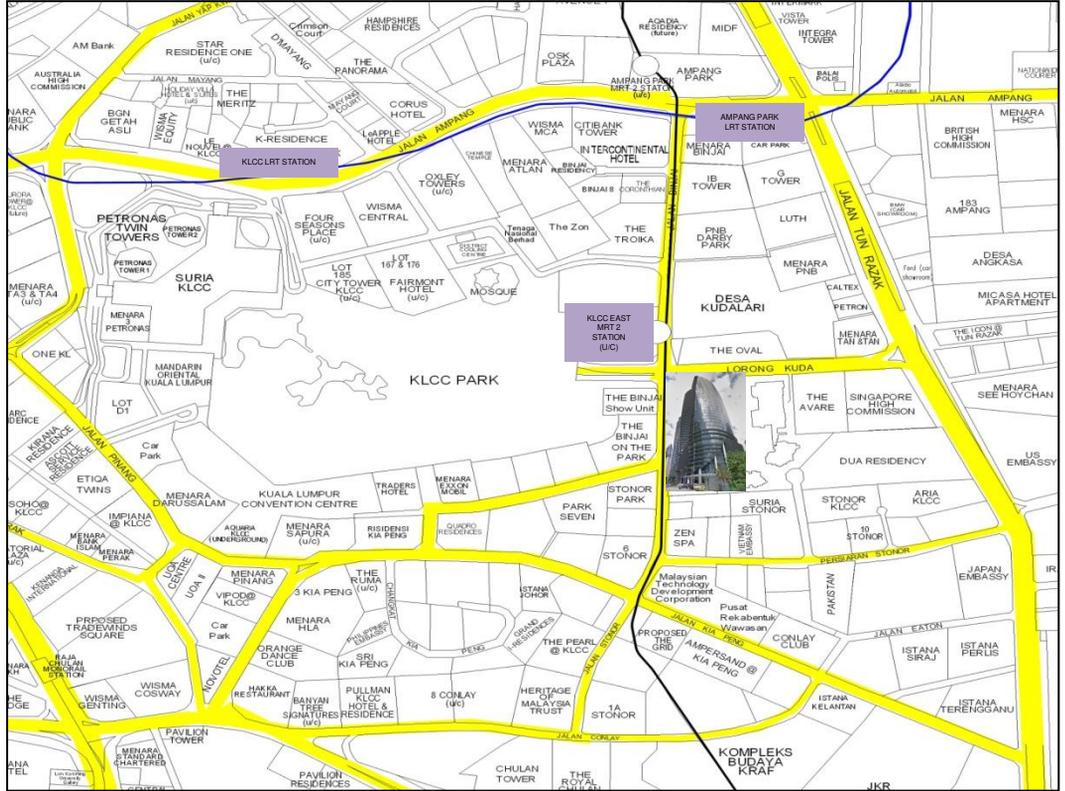
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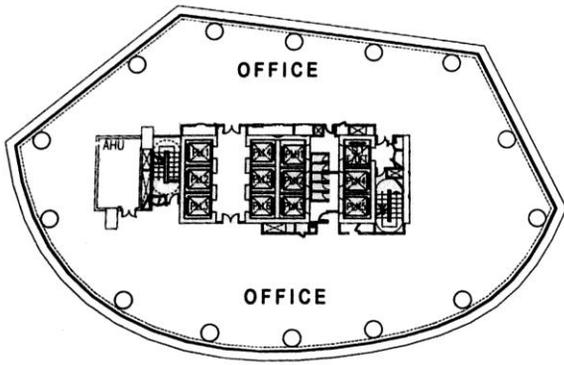
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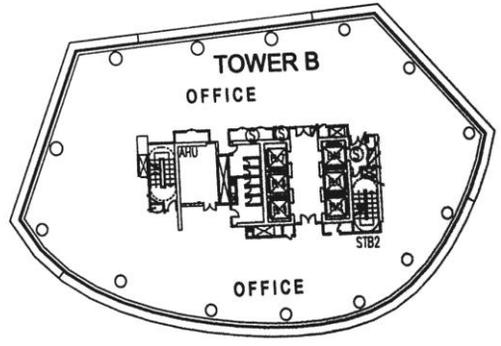
Menara TH Platinum



### TYPICAL FLOOR PLAN



LOW ZONE



HIGH ZONE

### CONTACT DETAILS

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## MENARA TH PLATINUM PLATINUM PARK, PERSIARAN KLCC, KUALA LUMPUR

Grade	Prime A
Building Completion	2014
<b>Floor Space</b>	
Total net lettable area	Approx 359,000 sq ft
Typical Floor Plate	10,261 sq ft -13,741 sq ft
<b>Building Information</b>	
No of storeys	38
Floor Height Slab to Slab	4.0 metres / 13 feet
Ceiling Height	2.7 metres / 9 feet
Trunking facilities	Grid System Flushed Floor Trunking
Distribution Board	Two tenant distribution boards with 60Amp TPN TNB meter are provided for each typical office floor
Floor Loading (KN/m <sup>2</sup> )	3.5
Power loading (w/m <sup>2</sup> )	20
Typical Office Light Fitting	T8 Fluorescent
Lighting Load (w/m <sup>2</sup> )	11
Telephone Supply	100 pairs for voice Cat 5 infrastructure for voice
Fiber Optic Backbone	Yes
<b>Lifts</b>	
No. of lifts	High Zone: 6 Low Zone: 6 Car Park: 2
Lift speed (m/sec)	4.0 for low zone lifts and 6.0 for high zone lifts
Lift capacity (kg)	1360 on average

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## MENARA TH PLATINUM PLATINUM PARK, PERSIARAN KLCC, KUALA LUMPUR

### Air-conditioning

Air-conditioning system	Centralised Water Chilled System
Operation Hours	Weekdays: 8.00am – 5.00pm
After Hours Charges	RM 250 per hour per floor

### Security

Building Security	24-hour security system Security Turnstiles with card access Card Access to office floors CCTV system Panic Button at car park
Fire Protection System	Sprinklers, Fire Fighting Alarm system, Auto Release Fire Rated doors

### Car Park

Total Car parks	362 bays
Car Park Allocation	1 bay : 1,000 sq ft
Car park charges	To be confirmed

### Amenities

Facilities in the building	Prayer room on Level 11
Disabled Friendly (ramp, toilet, lift)	Provided

### Public Transportation

Nearest LRT / MRT Stations	Ampang Park (LRT), KLCC (LRT), KLCC EAST (MRT, currently under construction)
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