

A Premier Business Hub For Success



BIZHUB
skudai 8

FREEHOLD

A Premier Location That Gives You The

BIZHUB
skudai 



Artist's Impression Only

Competitive Advantage

Welcome to Johor Bahru's premier corporate address – BizHub Skudai 8. Strategically located within the bustling and dynamic Skudai Town, under the booming Iskandar Malaysia Planning Region. Advantages include high visibility along Skudai Highway which is well-connected to major arterial highways and key roads.

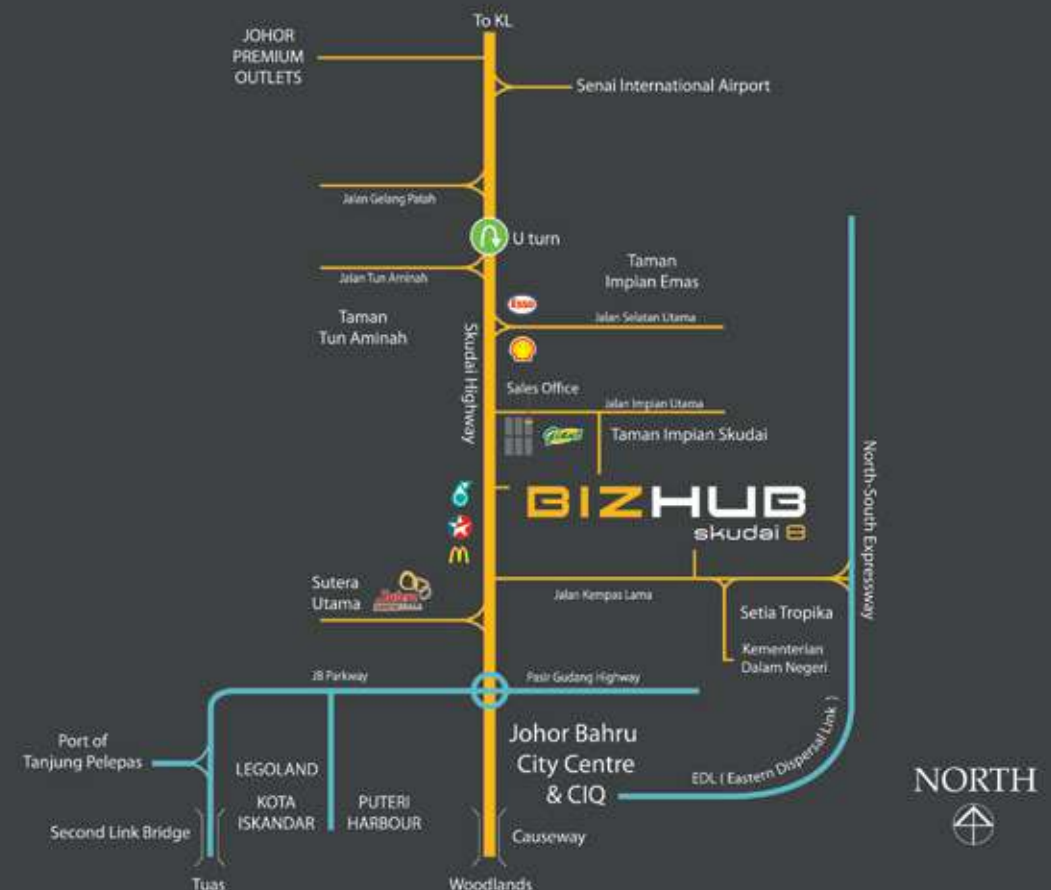
BizHub Skudai 8 offers a fresh and effective approach for both entrepreneurs and business owners seeking a winning edge. Be at the centre of a thriving business environment.

North

- **07 minutes** to Kempas Toll Plaza
- **15 minutes** to North-South Expressway
- **25 minutes** to Senai International Airport

South

- **15 minutes** to Nusajaya
- **15 minutes** to Johor Bahru City Centre & CIQ
- **30 minutes** to Port of Tanjung Pelepas & Second Link



Innovative Business Solutions

For That Winning Edge

No matter what your business needs are, BizHub Skudai 8 is bound to provide a solution that works. Ideal for showrooms, corporate offices, production facilities and warehouses and suitable for light industries, BizHub Skudai 8 is well-configured to maximize spaciousness and offers great flexibility. Each unit is efficiently designed for maximum functionality, hence the revolutionary 4-in-1 multi-functional layout.

- Modern contemporary design
- 24 hour's guarded
- 80 ft wide internal road
- Excellent infrastructure & streetscapes
- Floor loading : 20kN/m2
- 30 ft high factory wall
- 8 person lift access
- 9 m high ceiling height
- High speed broadband
- Power supply : 200 Amp 3 Phase

Multi-functional layout



Artist's Impression Only





Artist's Impression Only

The vibrant setting is enhanced by its attractive and modern contemporary facade, which will boost your corporate image.

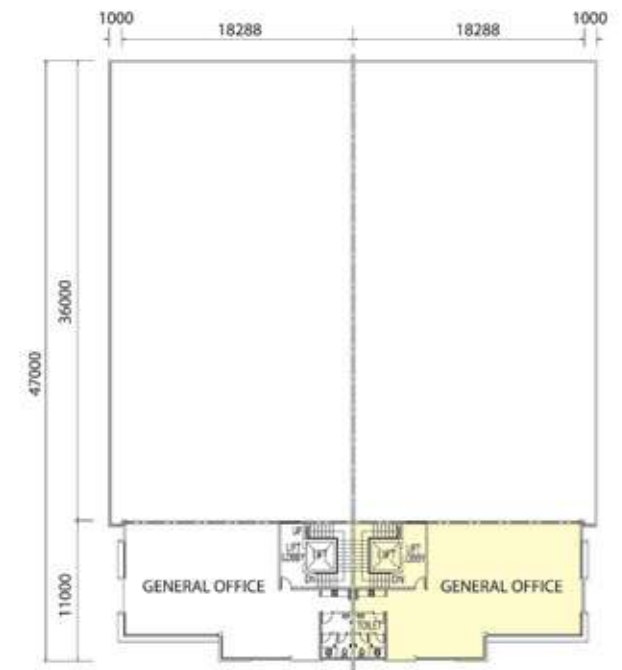
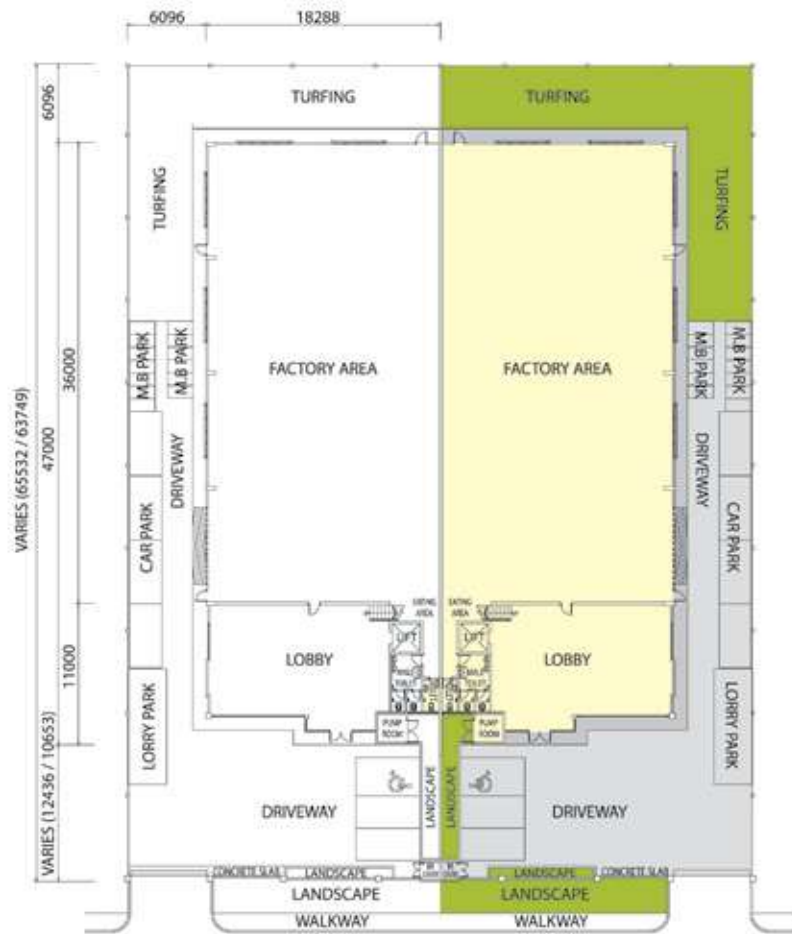
In addition to being a guarded precinct providing added security, BizHub Skudai 8 offers a list of solutions that ensures smooth running business operations, including spacious and flexible layout spaces, lift access, excellent communication facilities and an 80 feet wide internal road for smooth and efficient traffic flow.

3 STOREY
SEMI-DETACHED
FACTORY

FREEHOLD

SD1

Land Area :
16,732 - 20,531 sq.ft.
Build-up Area :
12,899 sq.ft.
Units :
32 units



Right Elevation



Specifications

Structure	: Reinforced concrete foundations, columns, beams and slabs
Walls	: All external and internal walls with cement plaster
Roof	: Metal roofing specification "Ajiya" or equivalent
Ceiling	: Office ceiling board at office only
Floor Finishes	: Production area floor with hardener 5kg/m2
Wall Finishes	: ICI weather resistant paint to external plaster surfaces and emulsion paint internally. Selected (ceramic/glass) wall tiles to toilets
Door	: Motorised roller shutter/metal doors at factory area / metal framed plywood flush doors / fire rated doors and glass doors. All fixed with quality ironmongeries
Window	: Powder coated aluminium frame glass window
Lift	: 8 person lift to specification
Floor Loading	: 20 kN/m2
Power Supply	: 200 Amp Three Phase

BIZHUB SKUDAI 8
Sales Office



NORTH

JOLAND
柔置地集团 GROUP

Developer :

FLAGSHIP BUILDERS SDN. BHD.

(Co.No.810761-P)

Head Office : Level 10, Grand Paragon Hotel,
No.18 Jalan Harimau, Taman Century, 80250
Johor Bahru, Johor, Malaysia.

Tel : **+607-278 1111** Fax : **+607-278 3880**

Web : www.jolandgroup.com.my

Sales Office : PTD 168438, Jalan Persiaran
Skudai 8, Taman Perdagangan Skudai 8,
81300 Skudai, Johor Bahru, Johor, Malaysia.

Tel : **+607-557 8558** Fax : **+607-557 2755**
Web : www.skudai8.com.my

BIZHUB
skudai 8

- 1 Direct access to Jalan Kempas Lama
en-route to North-South Expressway
- 2 Direct access to Skudai Highway
en-route to Johor Bahru City Centre
- 3 Link roads to residential
neighbourhoods

Disclaimer :

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FACTORY

LOCATION PLAN.



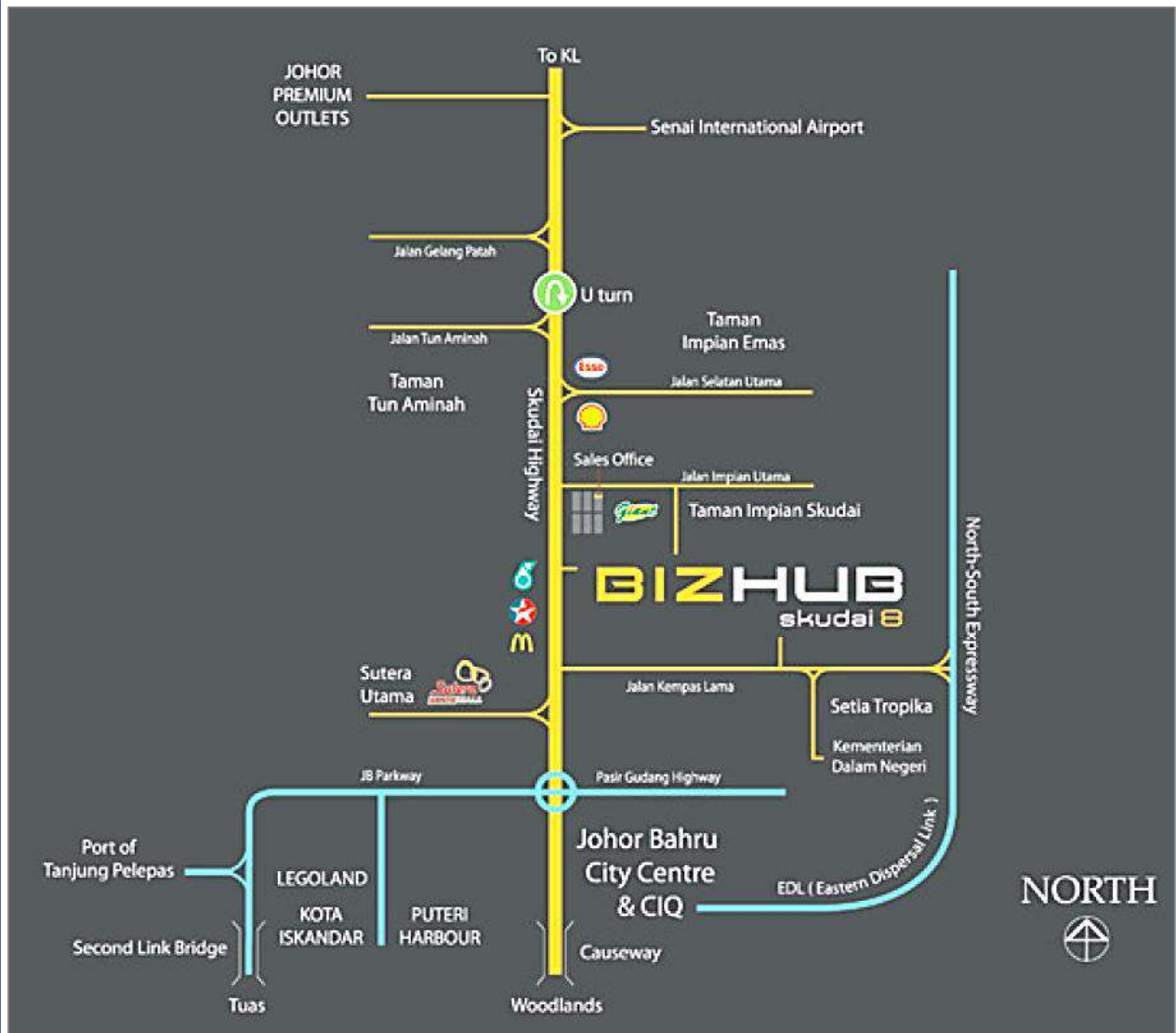
Subject Property : Bizhub Skudai 8, Johor Bahru.

Land Area : 17,200 sq.ft. (each unit).

Built-up Area : Ground Floor : 8,944 sq.ft.
 First Floor : 1,981 sq.ft.
 2nd Floor : 1,974 sq.ft.
TOTAL : 12,899 sq.ft.

FACTORY

LOCATION PLAN.



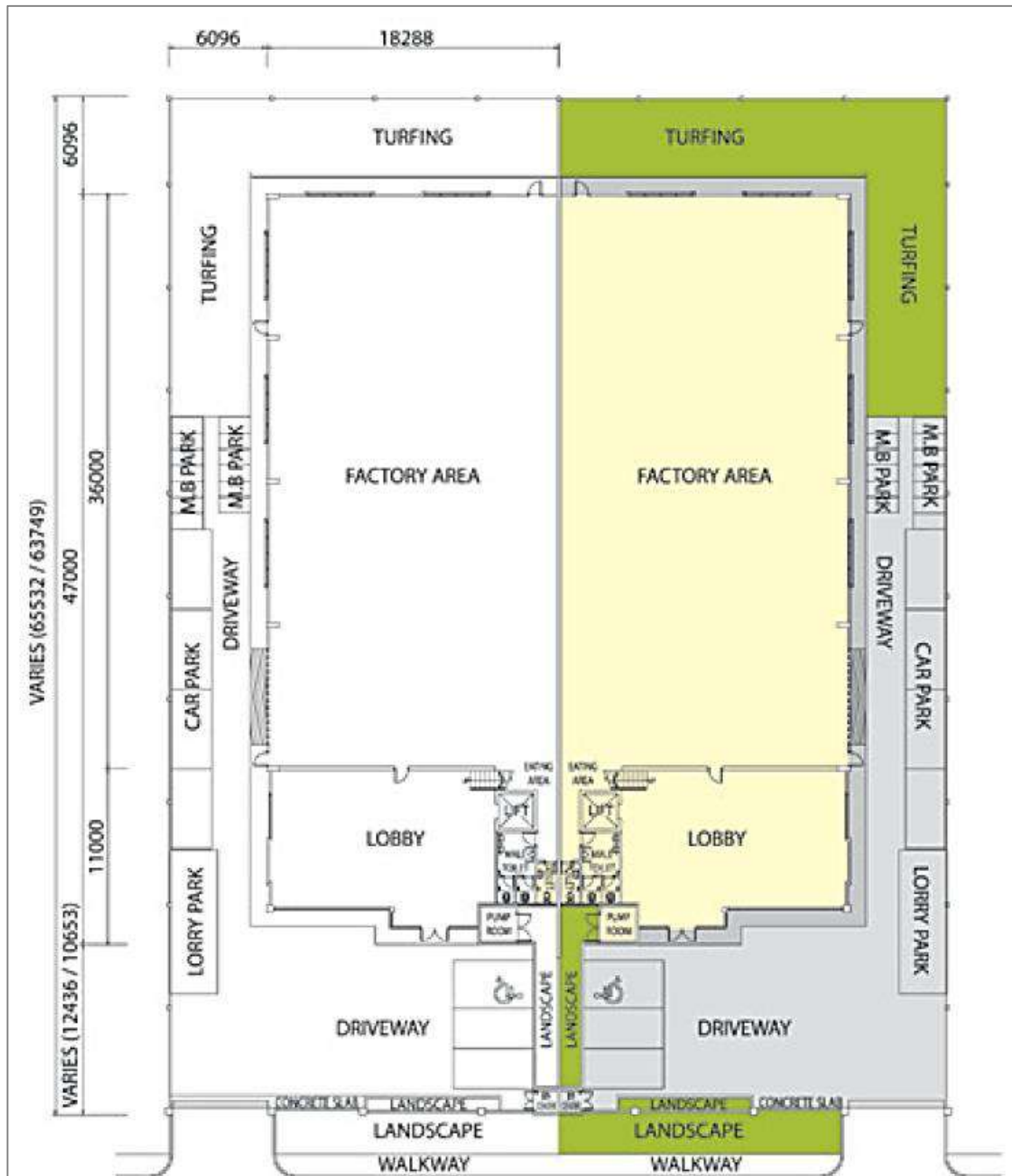
FACTORY

LOCATION PLAN.



FACTORY

GROUND FLOOR PLAN.



Ground Floor Plan

Lobby Built-up Area : 1858 sq.ft.

Factory Built-up Area : 7086 sq.ft.

FACTORY

FIRST FLOOR PLAN.

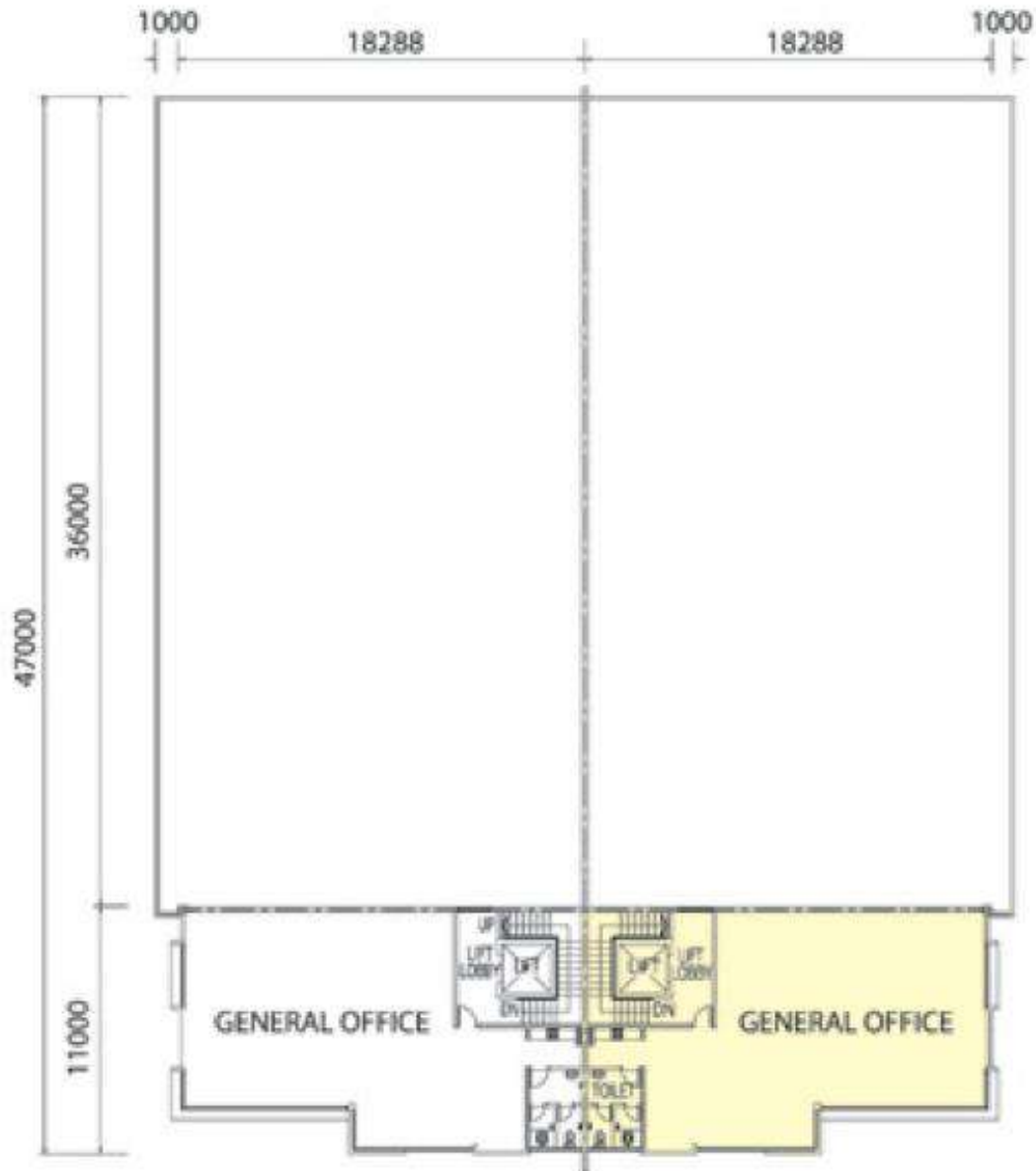


First Floor Plan

First Floor Built-up Area : 1981 sq.ft.

LAND

SECOND FLOOR PLAN.



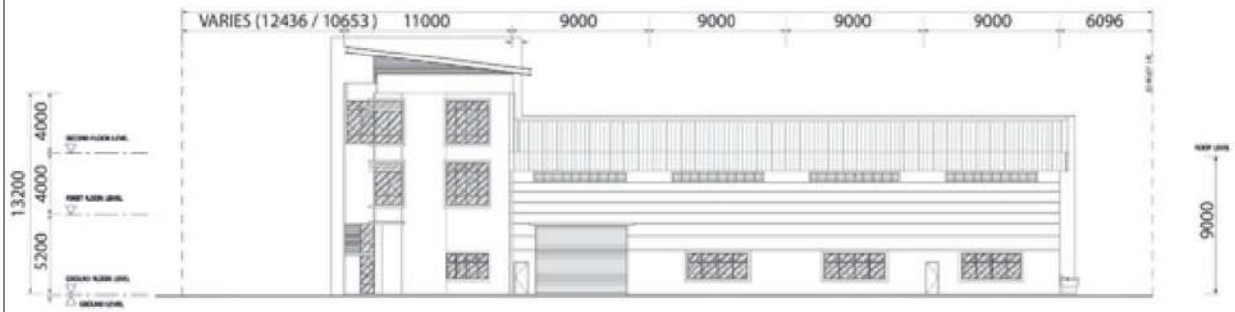
Second Floor Plan

First Floor Built-up Area : 1974 sq.ft.

LAND

SIDE ELEVATION PLAN.

Right Elevation



FACTORY

FIRST FLOOR PLAN.

BIZ HUB @ SKUDAI 8 - 3 STOREY SEMI-DETACHED FACTORY

17-May-17

LAND PARTICULARS													Price List
Jln.	No.	SD	PTD	TYPE	LAND	Grd fac.	Grd lobby	Upper 1	Upper 2	BUILD.	standard lot	extra land	
JALAN PERSIARAN INDUSTRI	7	SD1	168439	SD-C	19,150	7,086	1,858	1,981	1,974	12,899	16,732	2,418	
	9	SD2	168438	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	RENTED
	11	SD3	168437	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	13	SD4	168436	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	15	SD5	168435	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	17	SD6	168434	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	19	SD7	168433	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	21	SD8	168432	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	23	SD9	168431	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	25	SD10	168430	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	27	SD11	168429	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	RENTED
	29	SD12	168428	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	31	SD13	168427	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	33	SD14	168426	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	35	SD15	168425	SD	17,200	7,086	1,858	1,981	1,974	12,899	16,732	468	
	37	SD16	168424	SD-E	20,531	7,086	1,858	1,981	1,974	12,899	16,732	3,799	
	10	SD17	168423	SD-E	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	RENTED
	12	SD18	168422	SD	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	
	16	SD19	168421	SD	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	
	18	SD20	168420	SD	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	4,889,200.00
	20	SD21	168419	SD	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	RESERVED
	22	SD22	168418	SD	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	RESERVED
	26	SD23	168417	SD	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	4,889,200.00
	28	SD24	168416	SD	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	RENTED
	30	SD25	168415	SD	16,732	7,086	1,858	1,981	1,974	12,899	16,732	-	4,889,200.00
	32	SD26	168414	SD	16,733	7,086	1,858	1,981	1,974	12,899	16,732	1	4,889,200.00
	36	SD27	168413	SD	16,750	7,086	1,858	1,981	1,974	12,899	16,732	18	4,890,200.00
	38	SD28	168412	SD	16,775	7,086	1,858	1,981	1,974	12,899	16,732	43	4,891,300.00
	40	SD29	168411	SD	16,801	6,777	1,858	1,981	1,974	12,590	16,732	69	4,798,800.00
	42	SD30	168410	SD	16,826	6,777	1,858	1,981	1,974	12,590	16,732	94	
	46	SD31	168409	SD	16,851	6,815	1,858	1,981	1,974	12,628	16,732	119	RENTED
	48	SD32	168408	SD-E	16,876	6,815	1,858	1,981	1,974	12,628	16,732	144	RENTED

