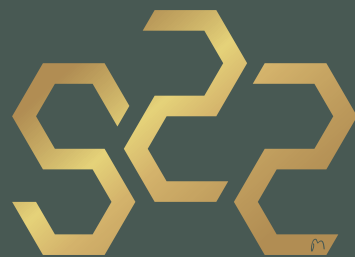




22 Heung Yip Road,
Wong Chuk Hang, Hong Kong



BY EMPIRE GROUP

Leasing
enquiry

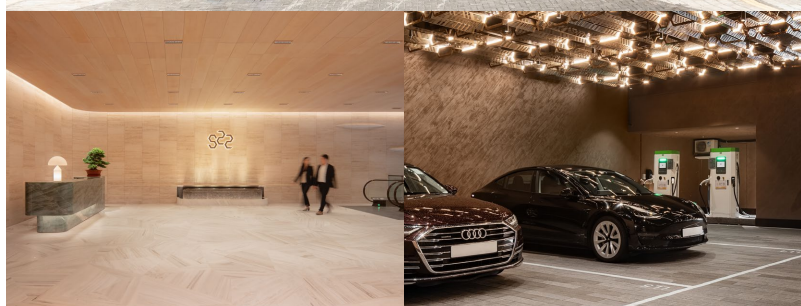
9228 8687 
leasingenquiry@egh.com.hk



Innovation Hub in the Heart of ISLAND SOUTH

S22 is not just a new landmark in Wong Chuk Hang but a place of growth and innovation for enterprises, filled with boundless possibilities.

- Standing out in the market with its 28 storeys and floor height of **up to 4.55 meters**
- Wong Chuk Hang MTR station is on your doorstep, just a minute's walk from the mega mall – **THE SOUTHSIDE**
- Advanced **Split-type VRV air conditioning system** ensures optimal climate control and energy efficiency managed by Tenants.
- Ideal office space with **flexible layouts ranging from 1,048 sq.ft. to 8,633 sq.ft.**
- Perfect for offices, retail outlets, semi-retail spaces, shops and clinics.



Building Configuration

	Roof
28/F	High Zone (21/F – 28/F)
27/F	
26/F	
25/F	
23/F	
22/F	
21/F	
20/F	Mid Zone (11/F – 20/F)
19/F	
18/F	
17/F	
16/F	
15/F	
12/F	
11/F	Low Zone (5/F – 10/F)
10/F	
9/F	
8/F	
7/F with private terrace	
6/F	
5/F	
3/F	Podium Garden
2/F	Carpark (EV charger available)
1/F & Lobby	Retail Area
G/F & Drop off	
B1/F	Carpark (EV charger available)
B2/F	

Storeys

28

Total M.F.A. (sq. ft.)

167,820

Office Leasing Area (sq. ft.)

1,048 – 8,633

Office Clear Ceiling Height (m)

3.5-3.8

Quoted Efficiency

Approx 80%
(Whole floor)

Air Conditioning System

VRV Split type

Building Height (m)

115.5
(to Main RF)

No. of Retail Shops

3

Total Retail Area (sq. ft.)

4,581

Retail Leasing Area (sq. ft.)

537 – 3,365

Slab-to-Slab Height (m)

4.55

Car Park Spaces with EV Chargers

85

Raised Floor System (mm)

150
(600mm x 600mm)

Floor Loading

5 kpa
(G/F & 1/F retail area)

4 kpa
(5/F – 28/F)

The Heart of ISLAND SOUTH

Boundless Opportunities Await...

The development of Island South aims to transform this potential-rich area into a new landmark of modernity, innovation, and vibrancy.

Island South is poised to become an ideal hub for both enterprises and residents, brimming with endless business opportunities.

Connectivity

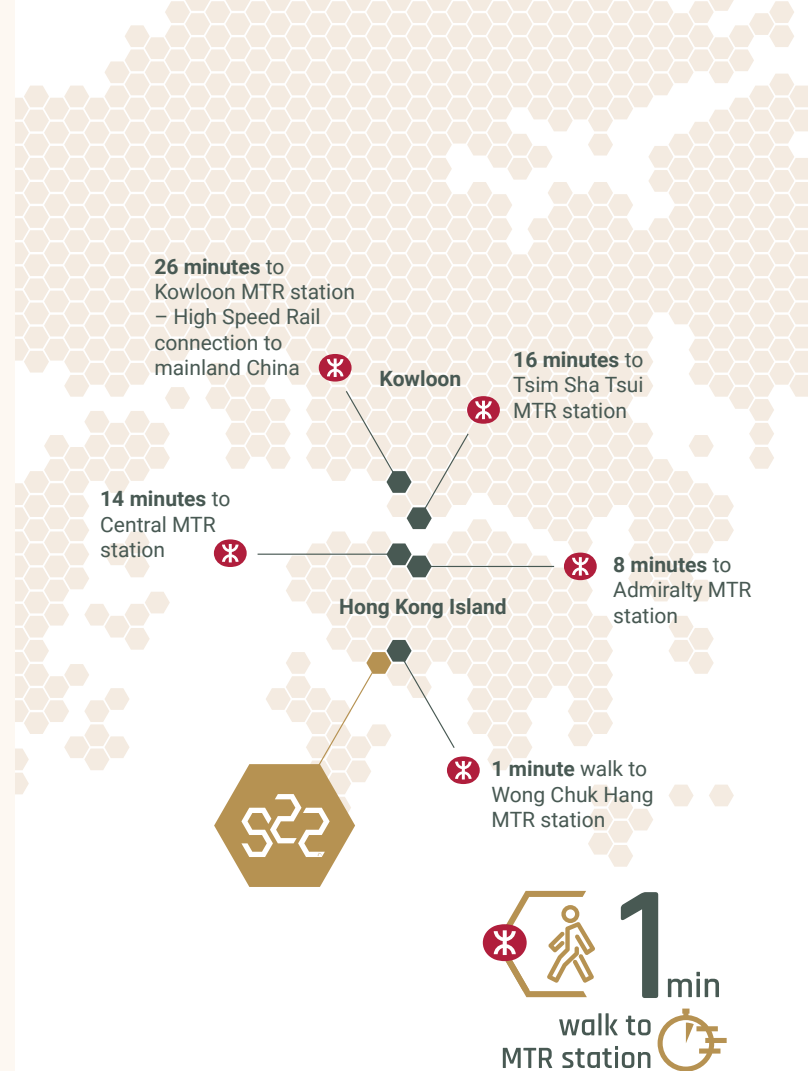
One minute from Wong Chuk Hang MTR station, S22 connects you to Admiralty in just 8 minutes.

Culinary

THE SOUTHSIDE and Nam Long Shan Cooked Food Market offer diverse dining options from gourmet to local cuisine right at your doorstep.

Prosperity

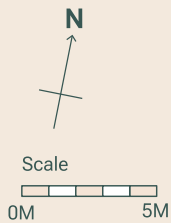
Through the "Invigorating Island South" initiative, Wong Chuk Hang's rapid development positions it as an emerging commercial hub rivaling Central.



Wong Chuk Hang Road

G/F
Shop

(679 sq.ft.)



"For reference and
identification purpose only"

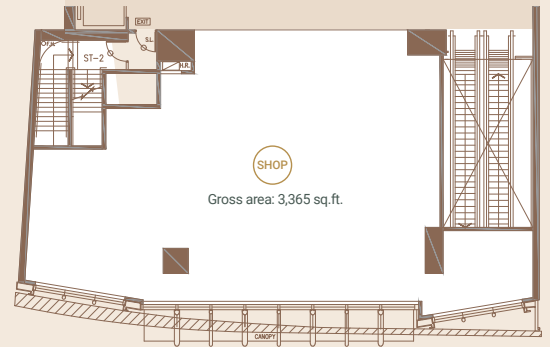


Heung Yip Road

Wong Chuk Hang Road

1/F
Shop

(3,365 sq.ft.)



Heung Yip Road

Lift Service

3 Passenger Lifts

(1350 kg)

1 Service Lift

(1350 kg)

2 Car Lifts

(5500 kg)

Landlord Provision (Typical Floor)

WiFi6 in Public Area

5G

IAQ Monitor

Water Supply

Towngas Supply

Clean Fresh Air Supply

Louver Provisions

(to accommodate Various Trades needs)

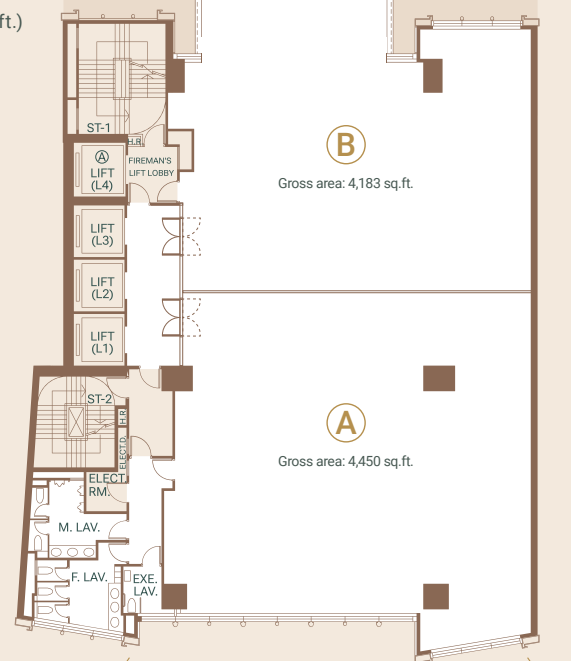
Sustainability Certification

WELL Health-Safety Rated

Wong Chuk Hang Road

**5/F
to
6/F**

(4,183 – 8,633 sq.ft.)



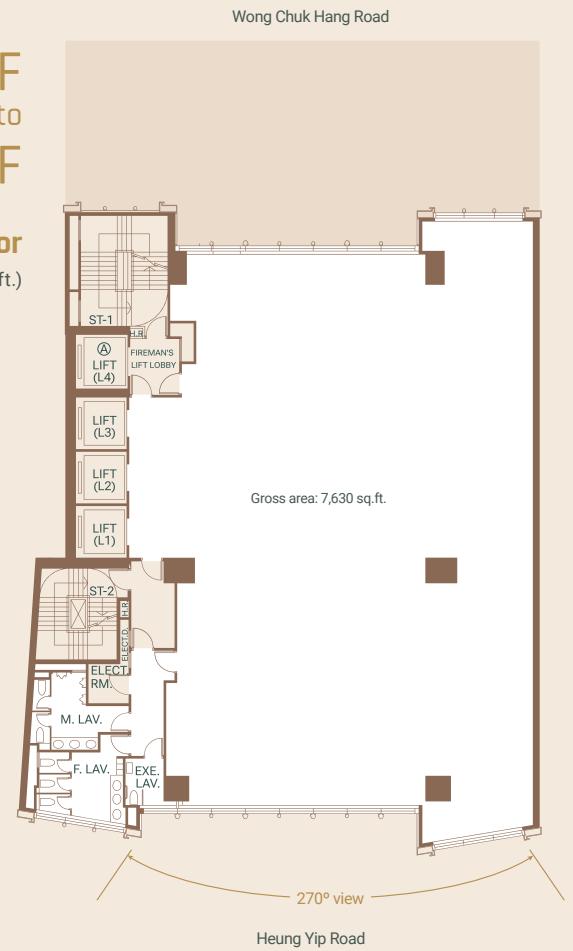
270° view

Heung Yip Road

7/F
(7,630 sq.ft. with
1,003 sq.ft. Terrace)



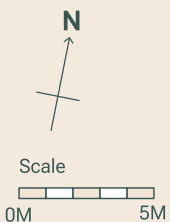
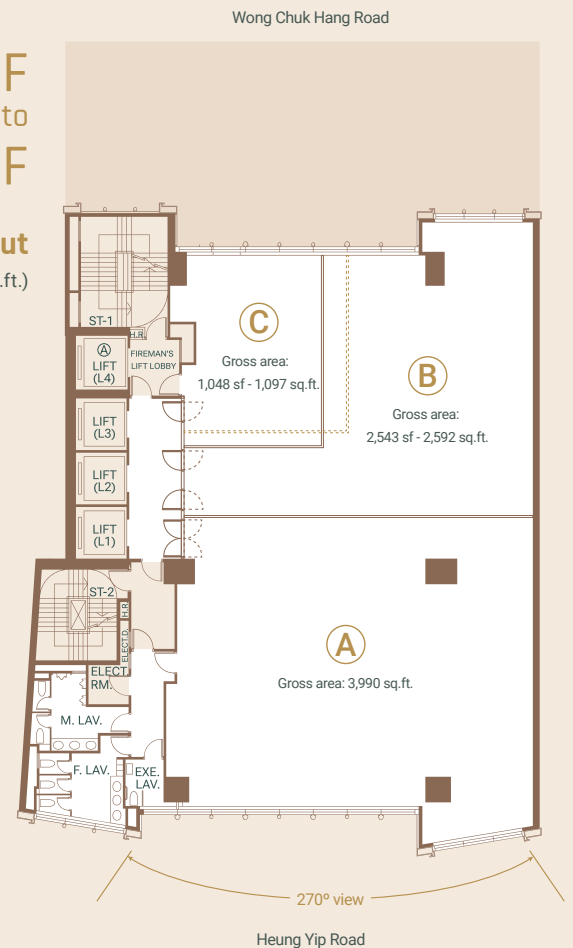
**8/F
to
28/F**
whole floor
(7,630 sq.ft.)



**8/F
to
28/F**
2 units layout
(3,130 – 4,500 sq.ft.)



**8/F
to
28/F**
3 units layout
(1,048 – 3,990 sq.ft.)



"For reference and
identification purpose only"

Specifications

Floor Height

- 4.55m Slab to Slab
- 3.5m to 3.8m Clear Headroom from raised floor to finished ceiling
- A fully installed Raised Floor System comprising 600mm x 600mm floor tiles

Air-conditioning & Mechanical Ventilation

A/C System:

- VRV Split type AC system
- Independent VRV Outdoors and indoor units for individual floor
- Heating control at tenant area
- Exhaust and Fresh air:
 - Fresh air supply for office and shop tenant area
 - Exhaust air for office tenant pantry area

Lifts

Passenger Lifts:

- 2 nos. 4.0m/s 1350kg (18 persons) serving 1/F, 3/F to 28/F
- 1 no. 4.0m/s 1350kg (18 persons) serving B2/F, B1/F, 1/F to 28/F

Passenger/Fireman/Service Lift:

- 1 no. 4.0m/s 1350kg (18 persons) serving all floors

Car Lifts:

- 2 nos. 0.5m/s 5500kg serving B2/F, B1/F, G/F, 2/F

Office Lighting

- T5 LED fluorescent tube for tenant area

Curtain Wall

- Low E Double Glazed full height thermally insulated glass panels
- Vertical mullion spaced at 1.65m intervals
- Louver provisions to accommodate various trades needs

Health and Wellness

- WELL Health-Safety Rating
- HEPA filter for fresh air supply to tenant area
- Indoor Air Quality monitor for tenant area
- UV Sterilizer for escalators and ionizer for lifts cars
- Lift car touchless buttons

Fire Protection System

- Upper layer sprinkler system for Tenant Area
- Hose reel, fire hydrant system and fire extinguishers
- Automatic Fire Alarm System (AFA)

Technical & Mechanical Provisions

Plumbing & Drainage:

- Cold water supply for tenant
- Grease trap for tenant

Town Gas:

- 80mm dia. (1/F shop and office tenants)
- 50mm dia. (G/F shop)

Building Management System

- Automated Building Management System
- Security and Access Control
- CCTV Surveillance system at common area
- Lift Destination Control System and Smart Card Control System
- Computerised Security Patrol Monitoring System in the common area
- Automatic Carpark Control System
- Public Address System

Telecommunication Provision

- Wide choices of telephone service and broadband internet providers
- Dual Cable telephone lead-in cable system for tenant area
- TV/FM aerial and local digital TV with splitter
- Full Wi-Fi 6 Coverage in public area
- Full 5G mobile phone signal coverage

Electrical Installation

Normal Power:

- Dual Transformers and Busbars
- Power Capacity
 - 400A TPN per office tenant
 - 63A TPN for G/F shop
 - 200A TPN for 1/F shop

Emergency Power:

- 250kVA Emergency Generator for office tenants' essential equipment.
- 750kVA Emergency Generator for fire services installations

EV Chargers:

- 100% private car parking space with EV Chargers
- 70nos. 7kW EV Charger
- 15nos. 20kW EV Charger
- 2nos. 60kW Super EV Charger at Loading / Unloading area

