

YATEEM CENTRE To Let

July 2015

Yateem Centre, Office Premises – To Let

Situated in Manama city centre, the Yateem Centre was the first air-conditioned office and shopping centre to be developed in Bahrain and is among the best known. The Centre extends to some 130,000 square feet with 140 car-parking spaces. The development comprises shopping over 3 floors, with offices in a six-storey office tower and melded with the shopping centre.

In the offices we have a mixture of international and Bahraini tenants including leading legal firms, professional offices, IT & trading companies. Our shop tenants include a wide range of specialty shops and major traders such as Adidas, Al Mahmood Pearls, Faqihi Bros., Gajria Electronics and Al Adil supermarket, as well as Costa Coffee and Jasmi's.

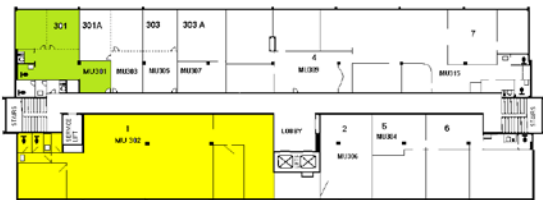
Office Tower

Office	Area (sq.m.)	Description	Rent
2 2 nd Floor	~ 83 m ²	Office suite comprising reception, 3 private offices, pantry, WC.	BD460pm
1 3 rd Floor	~ 176 m ²	Substantial corporate office suite with 2 separate entrances with contemporary fitout.	BD 960pm
301, 3 rd Floor	~ 54 m ²	Small office suite, Reception, 2 private offices, common pantry & WC.	BD 320pm
1 6 th Floor	~ 130 m ²	Prestigious office on top floor with partner's office, 3 offices, reception, pantry, WC.	BD 720pm

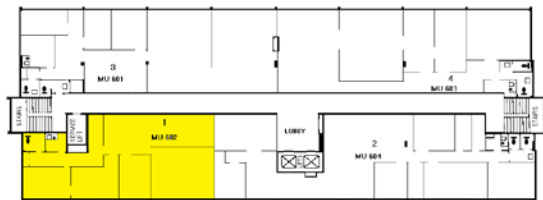
OFFICES: 2nd FLOOR PLAN



OFFICES: 3rd FLOOR PLAN



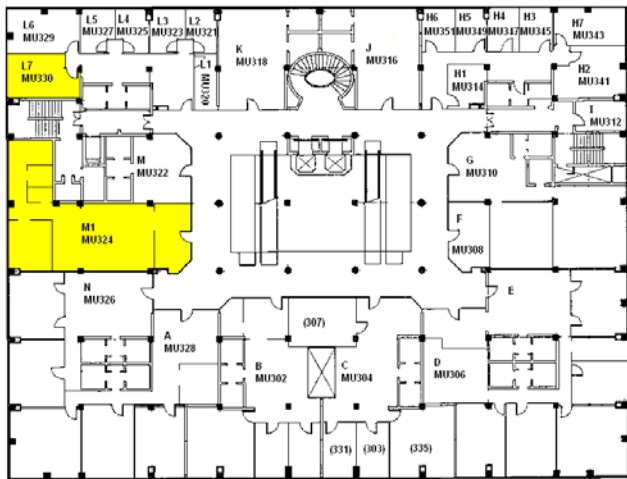
OFFICES: 6th FLOOR PLAN



Shopping Centre – 2nd Floor

The top floor of the shopping centre provides these offices with prominence, a clear identity and accessibility to the public: -

Office	Area (sq.m.)	Description	Rent
M1	~ 119	Reception, divided open plan office and manager's private office. Small extra office divided to provide pantry & WC.	BD 720 pm



Offices are available on the following terms: -

- * Rent: Payable quarterly in advance.
- * Service Charge: 15% of rent. Within the service charge are included all electricity and water consumption charges
- * Term: 3 years
- * Car Parking: 1 car park is included within the rent (at a rate of 1 space/100m2)

The Yateem Centre Office Suites

The Yateem Centre Office Suites are designed to provide single offices for companies and individuals wishing to maintain a city centre office without unnecessary overheads. The offices are available on 1-year leases. Units are provided at rents inclusive of service charge. A 3-month refundable deposit is payable upon signing the lease.

Office	Description	Rent
Off. 4, 1/F	Single office. 23 sq.m.	BD 240 pm, incl.
L7, 2 nd Fl.	Larger single office.	BD 260 pm, incl.

I would welcome the opportunity to discuss any questions that you may have or to arrange an inspection for you of any of the premises that may be of interest. Please contact us on T 17215615, F 17212969 or e-mail yateem@batelco.com.bh

Yours sincerely

Andrew C. Petty FRICS
Centre Manager

YATEEM CENTRE MANAGEMENT OFFICE