



# ONE NORTH 朗壹廣場

Northern Metropolis - Emerging Economic Powerhouse  
北部都會區全新商業項目

Yuen Long 元朗  Long Ping 朗屏



As the brand new mixed-use Grade A office and retail complex in the Northern Metropolis, One North in Yuen Long marks a new milestone for the blossoming cross-border economy, tapping the wealth of business opportunities in the “Four Major Zones” and the Greater Bay Area (GBA).

朗壹廣場為北部都會區全新甲級寫字樓及商場綜合項目，坐擁地利優勢，盡攬「四大區域」及大灣區無限商機，締造跨境經濟里程。

- Located in the Northern Metropolis, an emerging economic powerhouse for the GBA that will eventually become home to 2.5 million residents and provide 500,000 jobs
- A new complex for prime office and retail in Hong Kong's North West
- Numerous infrastructure companies are set to relocate to the Northern Metropolis in the near future
- Introducing The Spark - a startup hub for the Northern Metropolis at One North, next to Yuen Long InnoPark
- Office premises with unrivalled usable space, positioned at the nexus connecting entrepreneurs with talent from across the GBA
- One-stop, in-house professional property management

- 北部都會區最終能容納 250 萬居住人口及提供約 50 萬個就業機會
- 香港西北部黃金地段全新優質寫字樓及零售項目
- 短期將有大量基建相關企業進駐北部都會區
- 鄰近元朗創新園，亦引入北都初創交流中心 — The Spark
- 寫字樓間隔靈活實用座落新經濟核心，匯聚大灣區人才及企業家
- 全面一站式集團全資擁有的專業物業管理團隊

TOWERS  
座數

2

STOREYS  
樓層總數

14

OFFICE AREA  
辦公室面積  
(SQ. FT. 平方呎)

445,000

RETAIL FLOORS  
零售樓層總數

3

RETAIL AREA  
零售餐飲面積  
(SQ. FT. 平方呎)

113,000

CAR PARK SPACES  
WITH EV CHARGER  
停車位  
(全數附設電動車充電器)

79

LANDSCAPE AREA  
園林面積  
(SQ. FT. 平方呎)

20,000

SUSTAINABLE  
CERTIFICATION  
可持續發展及適意認證



BEAM Plus New Building v1.2  
Provisional Bronze Rating  
(Target Silver Rating)  
綠建環評新建築1.2版暫定  
銅級 (目標達到最終銀級)



WELL Core v2 Pilot  
D&O Precertification  
(Target Platinum Rating)  
WELL 健康建築標準核心體  
v2 試行版中期認證  
(目標白金級)



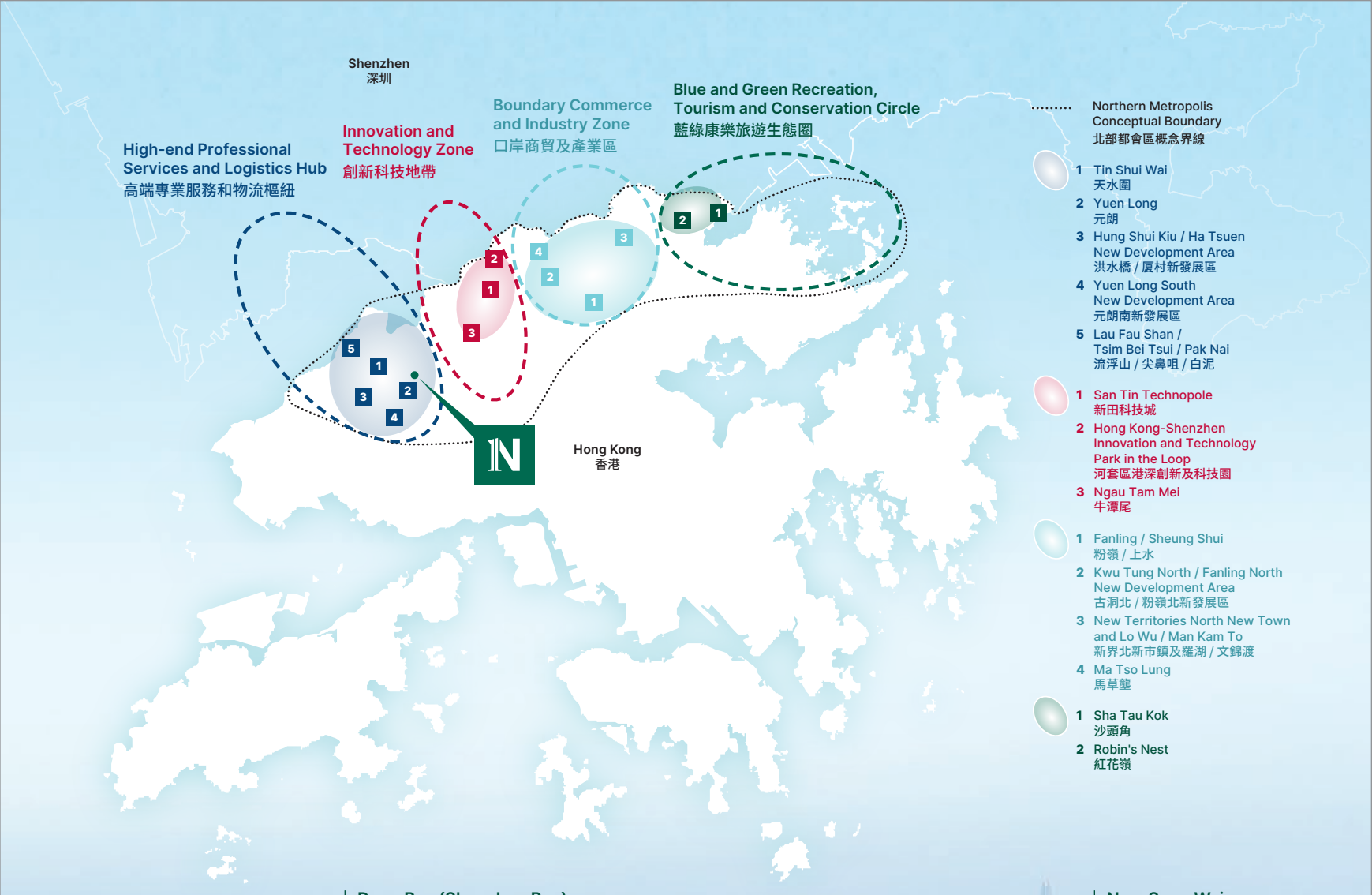
# Four Major Zones 四大區域

One North is strategically positioned within the High-end Professional Services and Logistics Hub of the Four Major Zones.

The HKSAR government is fully committed to advancing the development of the Northern Metropolitan Area through an “industry-driven and infrastructure-led” approach. This initiative aims to establish a region that boasts a High-end Professional Services and Logistics Hub alongside an Innovation & Technology Zone. There are also plans to relocate more government departments to the area and construct railways, roads and iconic cultural and artistic facilities. As a result, Yuen Long is set to play a pivotal role in the growth of the Northern Metropolitan Area.

## 坐落高端專業服務和物流樞紐，佔盡「北部都會區」發展優勢

政府全力推進「北部都會區」發展，以「產業帶動，基建先行」的發展模式，打造包括高端專業服務和物流樞紐、創新科技地帶等；亦將有更多政府部門遷入，興建兩鐵一路及標誌性文化藝術設施，市場潛力巨大。元朗將成為北部都會區發展的其中一個重要基地。



Deep Bay (Shenzhen Bay)  
后海灣 (深圳灣)

Nam Sang Wai  
南生圍



# Seamlessly Connected to the GBA and Beyond 無縫連接大灣區， 無遠弗屆

One North is perfectly situated for connection to the GBA and beyond. It takes just 25 minutes to travel to Hong Kong International Airport and 20 minutes to Shenzhen Bay Port, bringing the infinite economic promise of the GBA within easy reach.

「朗壹廣場」坐擁地理優勢，由項目前往香港國際機場只需25分鐘，而經深圳灣口岸跨境只需20分鐘，緊密連接大灣區，盡攬無限商機。

APPROX. 約 (Minutes 分鐘)

 **28** Journey to 往  
**Hong Kong-Zhuhai-Macao Bridge**  
港珠澳大橋車程

**25** Journey to 往  
**Hong Kong International Airport**  
香港國際機場

**20** Cross-border transportation to  
**Shenzhen Bay Port**  
經深圳灣口岸跨境

 **8** Walk to 步行往  
**Long Ping Station (Tuen Ma Line)**  
朗屏站(屯馬綫) 

**15** Walk to 步行往  
**Yuen Long Station (Tuen Ma Line)**  
元朗站(屯馬綫) 

 **26** Journey to 往  
**East Tsim Sha Tsui Station**  
尖東站車程


**32** Journey to 往  
**Hong Kong Station**  
香港站車程



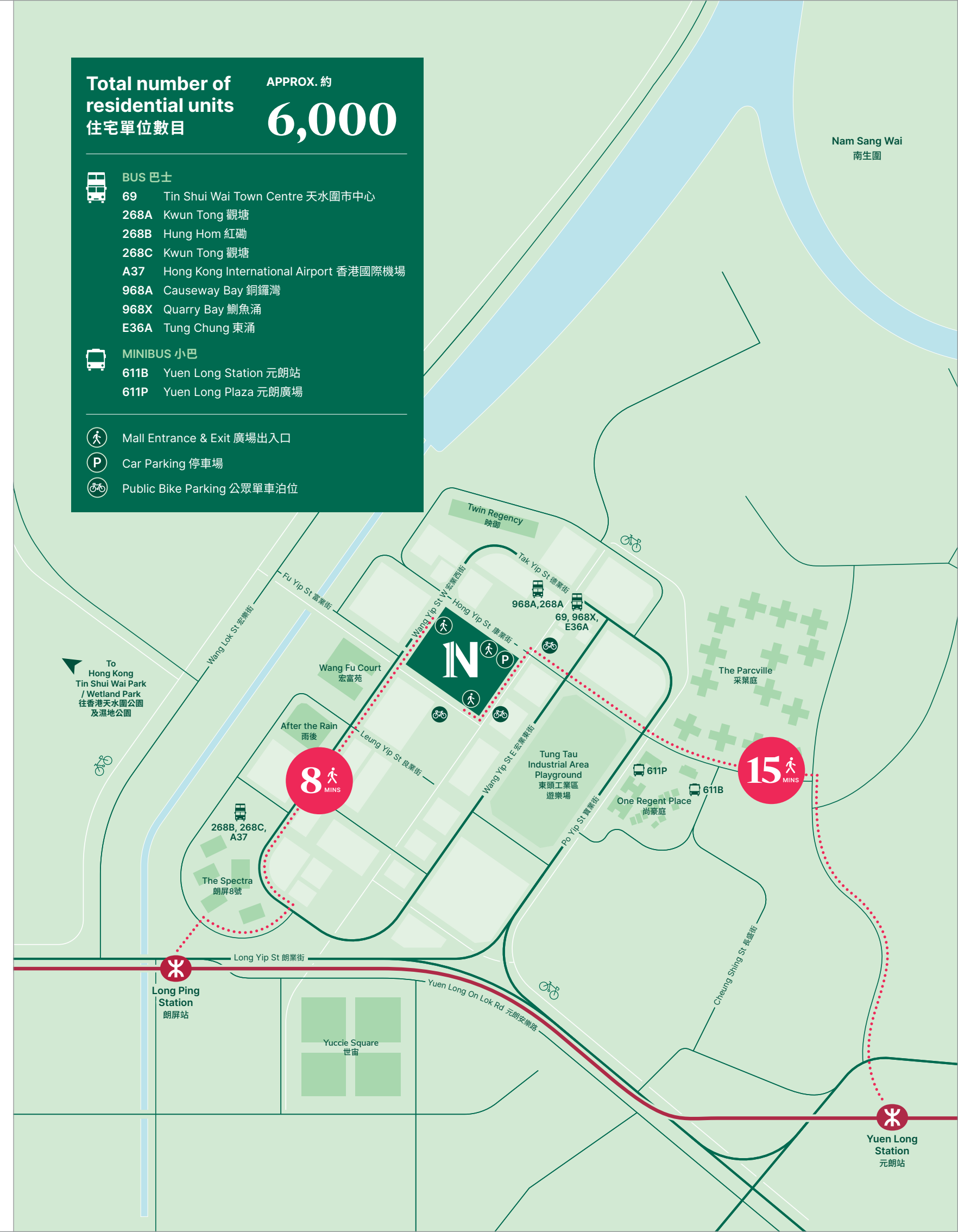
Total number of residential units  
住宅單位數目 **6,000**

APPROX. 約

 **BUS 巴士**  
69 Tin Shui Wai Town Centre 天水圍市中心  
268A Kwun Tong 觀塘  
268B Hung Hom 紅磡  
268C Kwun Tong 觀塘  
A37 Hong Kong International Airport 香港國際機場  
968A Causeway Bay 銅鑼灣  
968X Quarry Bay 鯉魚涌  
E36A Tung Chung 東涌

 **MINIBUS 小巴**  
611B Yuen Long Station 元朗站  
611P Yuen Long Plaza 元朗廣場

 Mall Entrance & Exit 廣場出入口  
 Car Parking 停車場  
 Public Bike Parking 公眾單車泊位



# Outstanding Workplace

## 致勝工作間

- State-of-the-art architecture design featuring spectacular LED TV display walls and a charming podium garden
- Thoughtful eco-friendly features with solid sustainability accreditations and ratings, including EV chargers or superchargers for every parking space
- Adaptable layouts to maximise and optimise use of space, plus ultra-modern curtain walls with LED facade lighting
- First-rate technical specifications, including safe and comfortable facade access via pre-installed gondolas
- Business-grade Wi-Fi 6 to bring next-generation network performance to all your devices
- 先進創新的建築設計，備有LED電視顯示幕牆及賞心悅目的平台花園
- 功能全面的環保設施，獲具公信力之可持續發展認證，包括在所有停車位安裝電動汽車充電器或超級充電站
- 靈活佈局，充分善用空間，配合破革戶外LED幕牆燈飾
- 嚴謹技術規格，包括提供以安全方式靠近寫字樓外牆的預建吊臂系統
- 商務級Wi-Fi 6為各裝置帶來劃時代的上網體驗

Inventive, eco-friendly architectural design that will boost your profile and burnish your brand, plus versatile layouts to meet your needs.

別具匠心的環保建築設計，配合靈活多功能佈局，為你的企業贏取更高商譽，觸及更多客戶群。



TOWERS  
座數

2

STOREYS  
樓層總數

14

FLOOR-TO-FLOOR HEIGHT  
樓層高度 (M 米)

4.5

CLEAR HEADROOM  
樓底淨高度 (M 米)

3.1

OFFICE AREA  
辦公室面積  
(SQ. FT. 平方呎)

445,000

CAR PARK SPACES  
WITH EV CHARGER  
附設電動車充電器

79

INCL. SUPER CHARGERS  
當中配備超級充電站

⚡ 3

SUSTAINABLE  
CERTIFICATION  
可持續發展及適意認證



BEAM Plus New Building v1.2  
Provisional Bronze Rating  
(Target Silver Rating)  
綠建築評新建築1.2版暫定  
銅級 (目標達到最終銀級)

WELL Core v2 Pilot  
D&O Precertification  
(Target Platinum Rating)  
WELL健康建築標準核心體  
v2試行版中期認證  
(目標給金級)

# Remarkable Retail

## 別具一格 營商零售及餐飲娛樂

One North is a pioneering blueprint for upscale living in the Northern Metropolis. An inspiring new retail concept, this esteemed address offers unprecedented prosperity and pleasure to the close-knit communities living nearby.

「朗壹廣場」屹立北部都會區重鎮，是優質生活的商業藍本，助你實踐營商零售及餐飲娛樂新概念。優越地段給鄰近社區網絡帶來一應俱全的生活便利。



FLOORS  
樓層總數

3

RETAIL LEASING AREA  
零售樓層面積  
(SQ. FT. 平方呎)

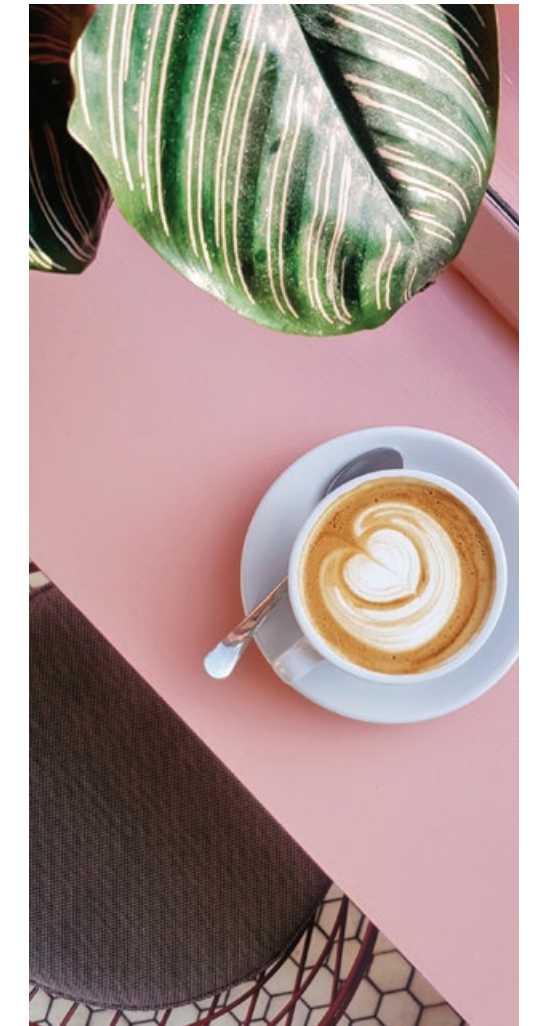
113,000

FLOOR-TO-FLOOR HEIGHT  
樓層高度 (M 米)

APPROX.  
約 5.0

CLEAR HEADROOM  
樓底淨高度 (M 米)

3.0



- A brand-new retail destination and work/life hub
- Plentiful potential customers from neighbouring offices and residences
- Pleasant alfresco dining areas
- Daily necessities and pharmacy products for locals and visitors
- Cyclist-friendly environment surrounded by bike paths and bicycle parking
- 全新的零售地標及社區、經濟活動聚點
- 鄰近商廈及住宅為「朗壹廣場」帶來豐富客源
- 舒適露天用餐區
- 為區內居民和遊客提供醫藥及日用品購物據點
- 連接多條單車徑，附設單車停泊處方便騎單車人士

# Work Smart, Live Green

## 推動環保生活， 提升工作效率



Embracing global best practices, One North's sustainable buildings put people's health and wellness first. Offering exceptional workplace comfort, the buildings are optimised to balance environmental health, user behaviour, health outcomes and demographic risk factors. Cutting-edge methods in design, operations and management are deployed to attain perfect harmony between business and wellbeing.

「朗壹廣場」以身心健康為發展重點，配合可持續發展設計，提倡工作與生活平衡，務求既可達至環境保護，亦能提供格外舒適的工作空間予用家。由設計、營運到管理，我們均採用世界級別的先進方案，把商務運作與健康舒泰完美融合。



# Relax, Recharge, Revitalise

## 放鬆·舒壓·癒療

A generous communal space invites countless possibilities for active living, to recharge from stressful urban daily life for tenants and visitors. Not only for fitness and play, but also for wellness (physical and psychological). A 200m jogging path, Multi-purpose Lawn and Fitness Station will be offered in this 20,000 sq. ft podium garden.

用戶可在廣闊的「舒泰花園」進行各式休閒活動，在繁忙生活中獲得舒壓。這片20,000平方呎的綠茵上更備有多元化的健身、玩樂和洗滌心靈的活動設施包括200米緩跑徑、「多用途草地」及「體展空間」等。

### Fitness Wellness Play 健康舒泰設施

- 01 Podium Entrance  
平台入口
- 02 Sculpture Lawn  
雕藝草園
- 03 Farm Together  
一喜種田
- 04 Super Slides  
奇趣滑梯
- 05 Play Area  
嬉戲園區
- 06 Running Track  
緩跑徑
- 07 Performance Area  
藝展空間
- 08 Multi-purpose Lawn  
多用途草地
- 09 Fitness Station  
體展空間
- 10 Landscape Alcoves  
園林景區
- 11 ObservaTree  
賞樹觀林
- 12 Alcove Seating Area  
休憩花園

## About Sino Group

信和集團



Established in 1971, Sino Group comprises three listed companies – Sino Land Company Limited (HKSE: 083), Tsim Sha Tsui Properties Limited (HKSE: 0247), Sino Hotels (Holdings) Limited (HKSE: 1221) – and private companies held by the Ng Family.

As one of Hong Kong's leading property developers with core businesses in property development and investment, Sino Group has grown with the communities it serves and has developed over 250 projects, spanning more than 130 million square feet. The Group's business interests comprise a diversified portfolio of residential, office, industrial, retail and hospitality properties across Hong Kong, mainland China, Singapore and Australia. Core business assets are further complemented by property management services, hotel investment and management, including The Fullerton Hotels & Resorts and other affiliate brands.

With over 11,000 committed staff members, the Group strives to fulfill its vision of Creating Better Lifescapes with a focus on three interconnected pillars – Green Living, Community Spirit and Innovative Design – shaping the cities we call home where people live, work and play. Sustainability is central to what we do as we seek to create value for stakeholders and make business a driver of sustainability for a better future.



信和集團於1971年成立，由黃氏家族私人控股公司及3家上市公司組成：分別為信和置業有限公司(港交所:0083)、尖沙咀置業集團有限公司(港交所:0247)及信和酒店(集團)有限公司(港交所:1221)。作為香港主要地產發展商之一，信和集團的核心業務包括物業發展及物業投資，多年來與社區共同成長。集團擁有多元化物業組合，包括住宅、寫字樓、工業、商場及酒店項目，足跡遍及香港、中國內地、新加坡及澳洲，興建逾250個發展項目，總面積超過1.3億平方呎。集團同時從事與物業管理、酒店投資及管理相關業務，包括富麗敦酒店及度假村與其他聯屬品牌。集團擁有超過11,000名員工，以「建構更美好生活」為願景，透過「綠色生活」、「創新構思」和「心繫社區」三項關鍵元素，建構宜居、宜作、宜樂的社區。可持續發展更是信和集團業務營運不可或缺的一環，我們致力為持份者創造價值，並透過業務範疇推動可持續發展，建構更美好未來。



Office Hotline 寫字樓租務熱線

8107 0866

Retail Hotline 零售租務熱線

3520 4225

General Enquiry 租務查詢

[onenorth@sino.com](mailto:onenorth@sino.com)

Official Website 網址

[www.onenorth.com.hk](http://www.onenorth.com.hk)

Address 地址

8 Hong Yip Street  
Yuen Long  
New Territories  
新界元朗康業街8號

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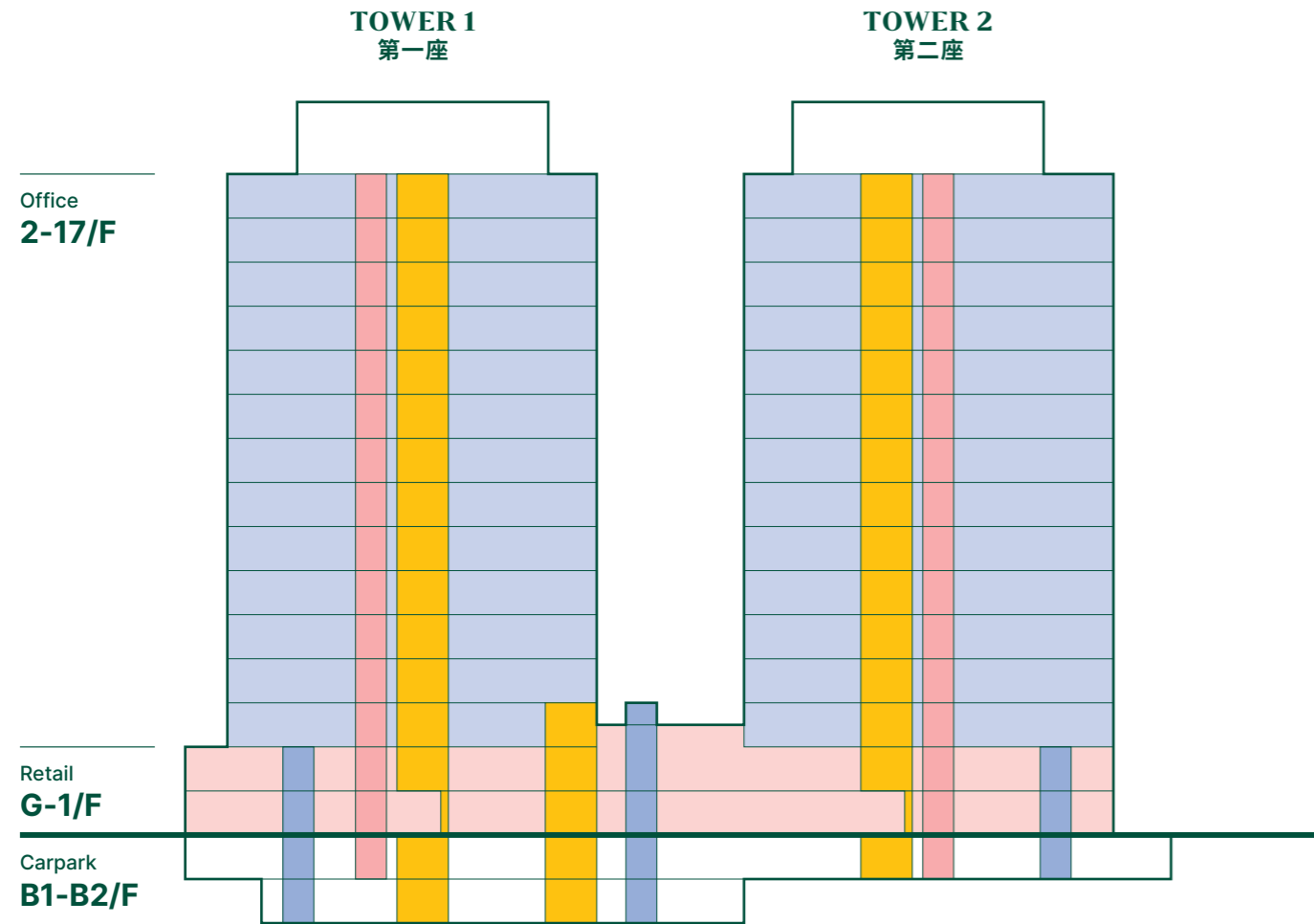
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8 Hong Yip Street, Yuen Long, New Territories  
新界元朗康業街8號

# Cross-Section Plan 橫截平面圖



Remarks:

1. All plans are subject to final approval and amendments approved by the Buildings Department, Lands Department and / or other relevant Government Departments and Authorities.
2. There are no 4th, 13th & 14th floors.
3. All floor plans and dimensions are for reference only; and may vary at different floors.
4. The information contained in the floor plans is for reference only and shall not constitute or construed as giving any offer, representation or warranty of whatever kind whether expressly or implicitly. Interested party should make physical inspection at site and make their own enquiries and obtain advice from their professional advisers.

註:

1. 所有圖則以屋宇署、地政總署及/或政府相關部門最後批准之圖則及修訂為準。
2. 大廈不設4、13及14字樓。
3. 所有平面圖及量度尺寸僅供參考，部份樓層的圖則及尺寸會有所差異。
4. 所有載於圖則的資料僅供參考，並不構成或被解釋為任何邀約、承諾或保證(無論明示或暗示)。有興趣之人士應到該發展商地盤作實地視察，自行查詢有關資料及獲取專業人士之意見。

- Retail 零售店
- Offices 辦公室
- Passenger lift 客用升降機
- Service lift (Tower) 載貨升降機(大樓)
- Service lift (Podium) 載貨升降機(基座)



ONE NORTH  
朗壹廣場

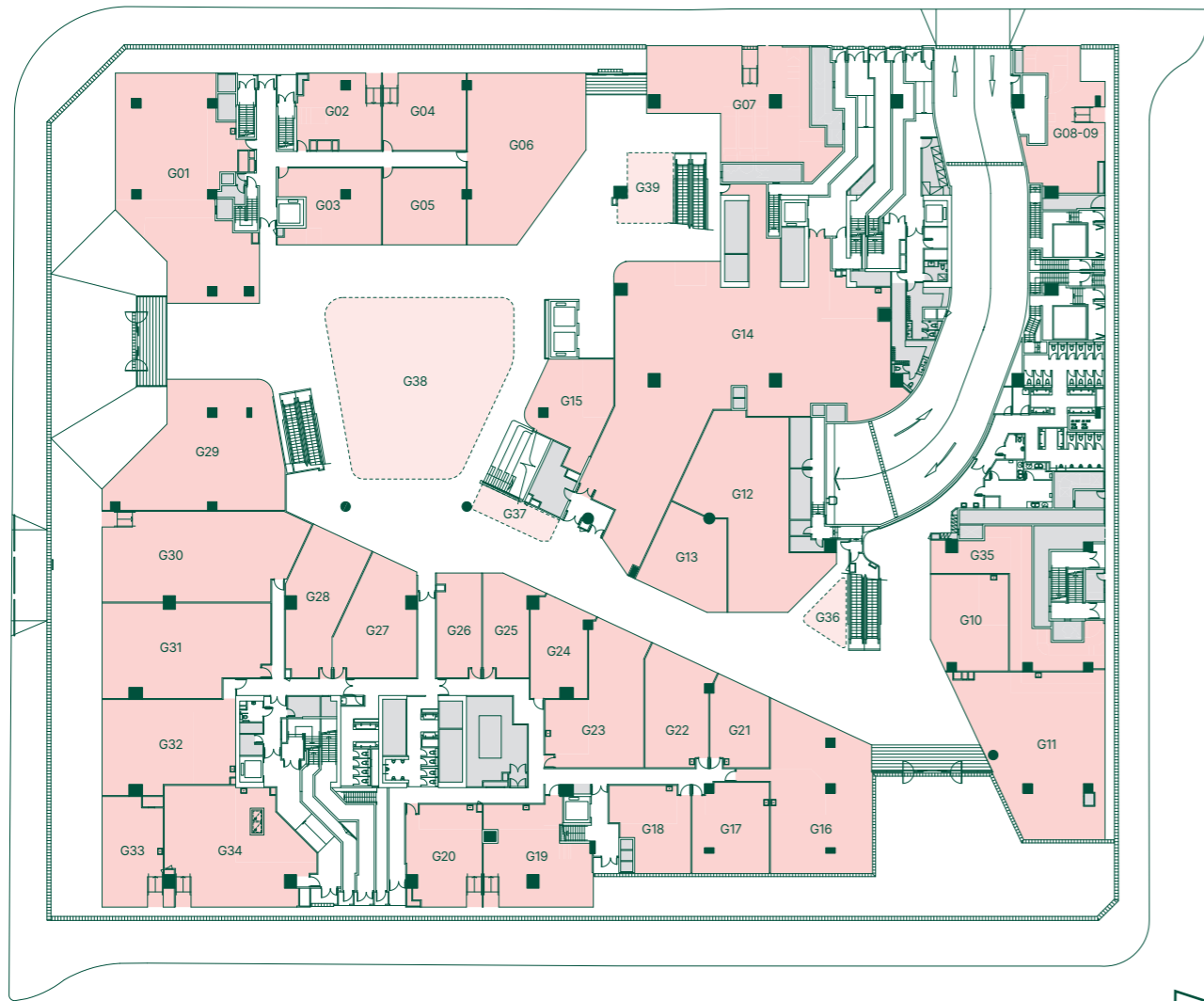
# G/F Floor Plan 地面平面圖



Hong Yip Street 康業街

Wang Yip Street West 宏業西街

Bicycle Lane 單車徑



Bicycle Lane 單車徑



Retail 零售店
  Pop up retail 限時零售店
  Offices 辦公室

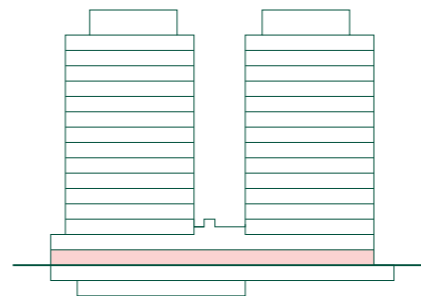
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Tower 1 第一座      Tower 2 第二座



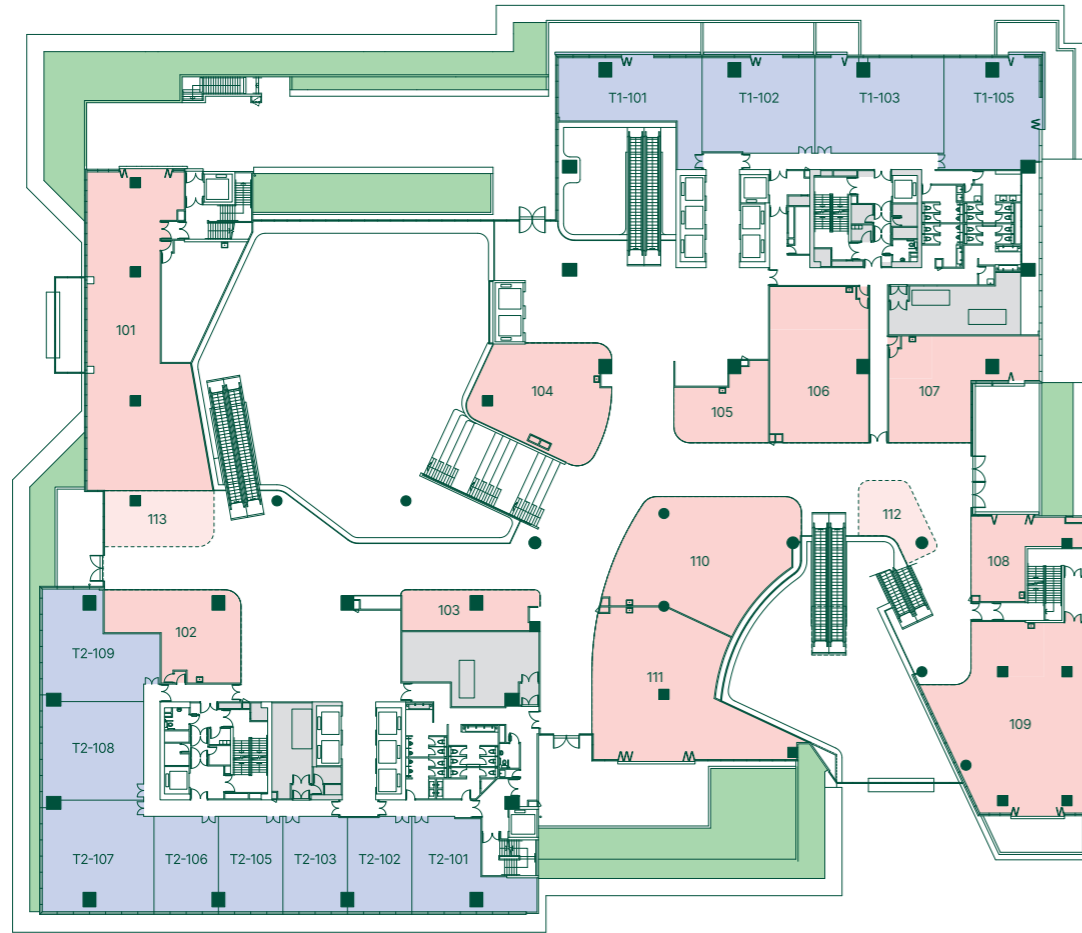
ONE NORTH  
朗壹廣場

# 1/F Floor Plan 一樓平面圖



Hong Yip Street 康業街

Wang Yip Street West 宏業西街



Bicycle Lane 單車徑

Bicycle Lane 單車徑



Retail 零售店
  Pop up retail 限時零售店
  Offices 辦公室

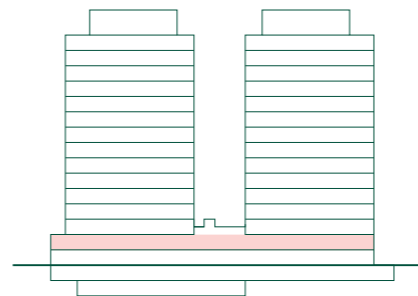
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Tower 1 第一座      Tower 2 第二座



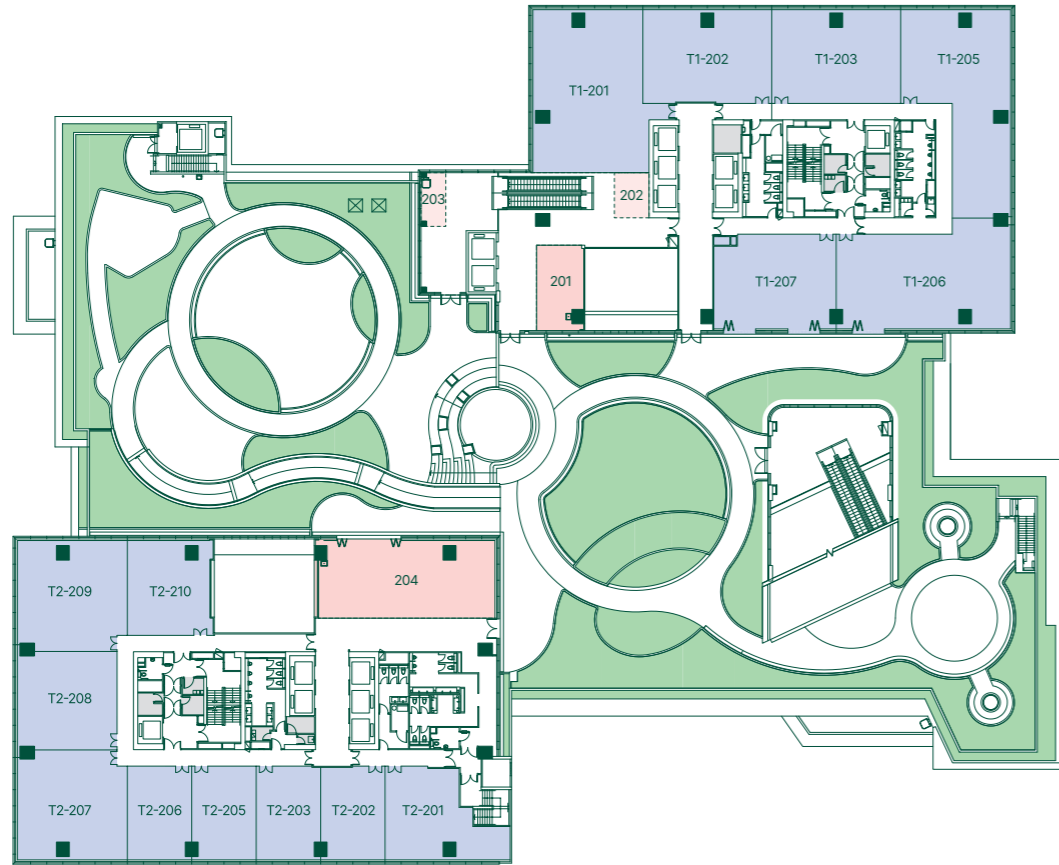
ONE NORTH  
朗壹廣場

# 2/F Floor Plan 二樓平面圖



Hong Yip Street 康業街

Wang Yip Street West 宏業西街



Bicycle Lane 單車徑

Bicycle Lane 單車徑



Retail 零售店
  Pop up retail 限時零售店
  Offices 辦公室

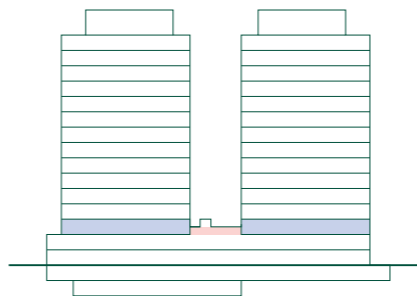
**Remarks:**

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2. There are no 4th, 13th & 14th floors.
3. All floor plans and dimensions are for reference only; and may vary at different floors.
4. The information contained in the floor plans is for reference only and shall not constitute or construed as giving any offer, representation or warranty of whatever kind whether expressly or implicitly. Interested party should make physical inspection at site and make their own enquiries and obtain advice from their professional advisers.

**註:**

1. 所有圖則以屋宇署、地政總署及/或政府相關部門最後批准之圖則及修訂為準。
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4. 所有載於圖則的資料僅供參考，並不構成或被解釋為任何邀約、承諾或保證（無論明示或暗示）。有興趣人士應到該發展商地盤作實地視察，自行查詢有關資料及獲取專業人士之意見。

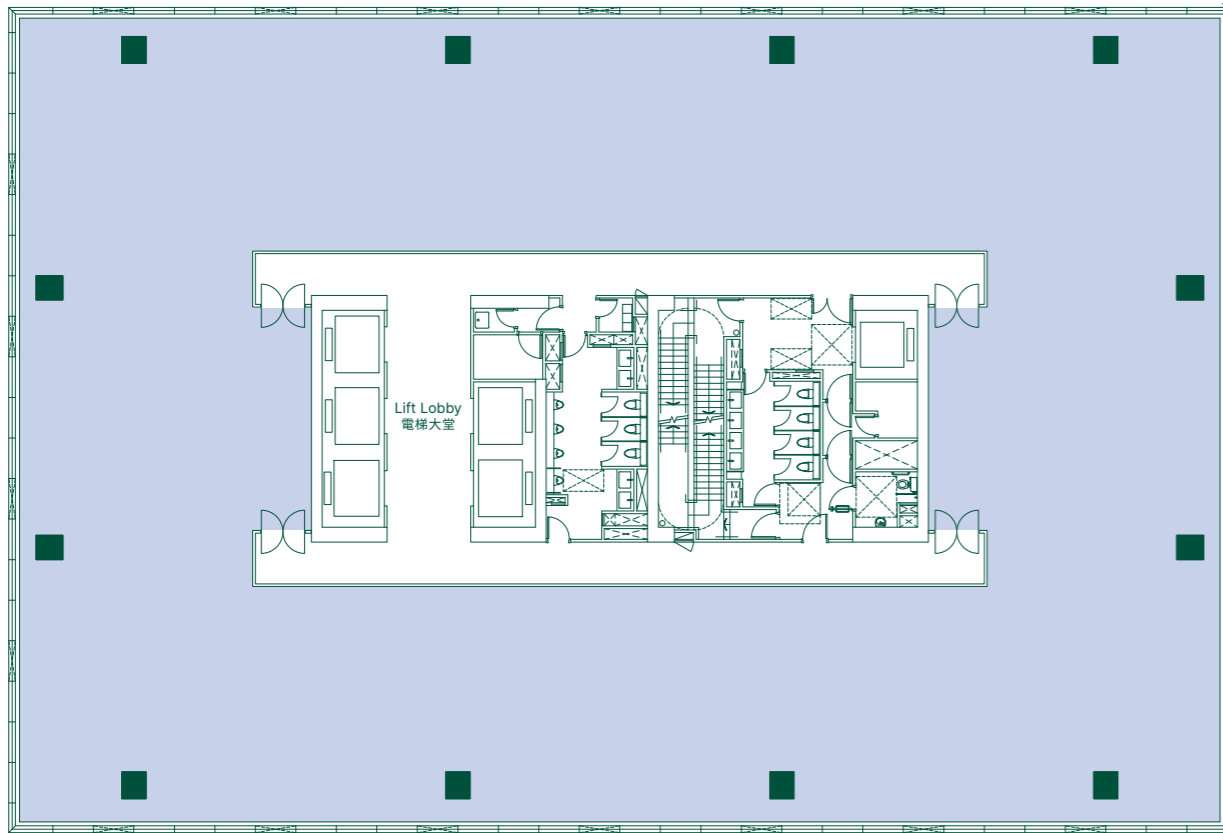
Tower 1 第一座      Tower 2 第二座



ONE NORTH  
朗壹廣場

# Typical Floor Plan 標準樓層平面圖

WHOLE FLOOR, 17/F, TOWER 1 全層租戶, 第一座17樓

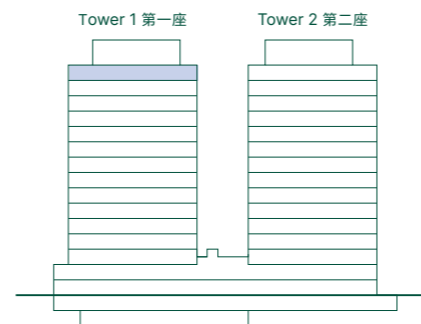


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#### 註:

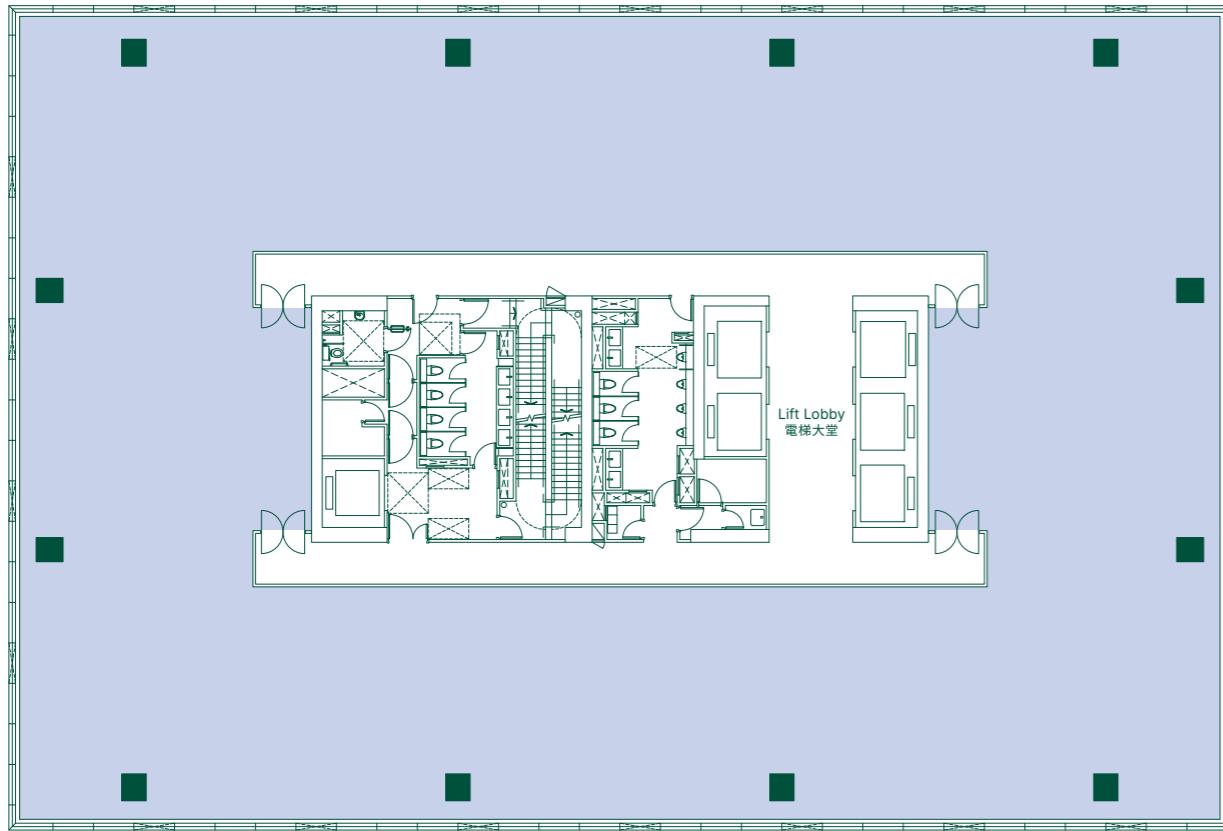
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ONE NORTH  
朗壹廣場

# Typical Floor Plan 標準樓層平面圖

WHOLE FLOOR, 17/F, TOWER 2 全層租戶, 第二座17樓

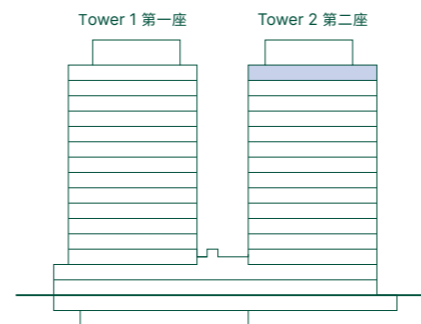


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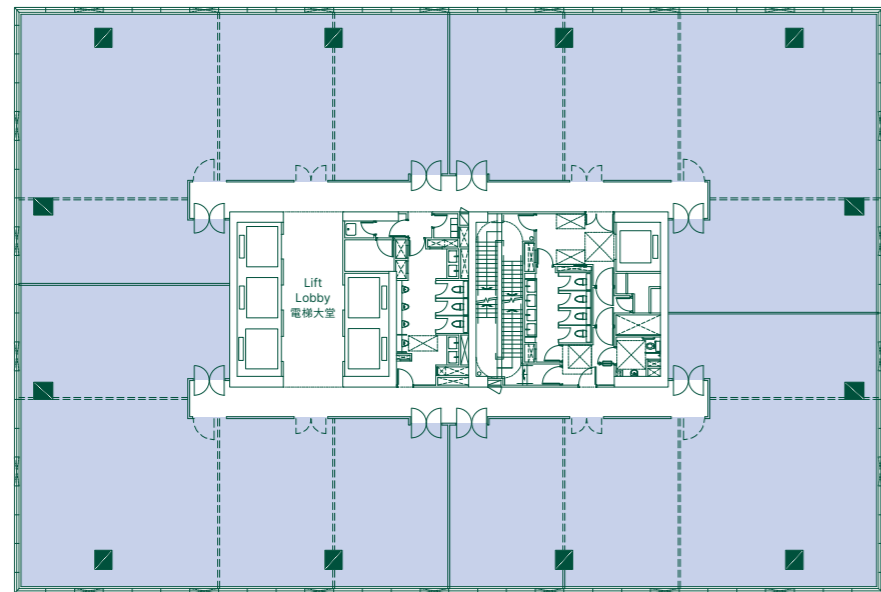
#### 註:

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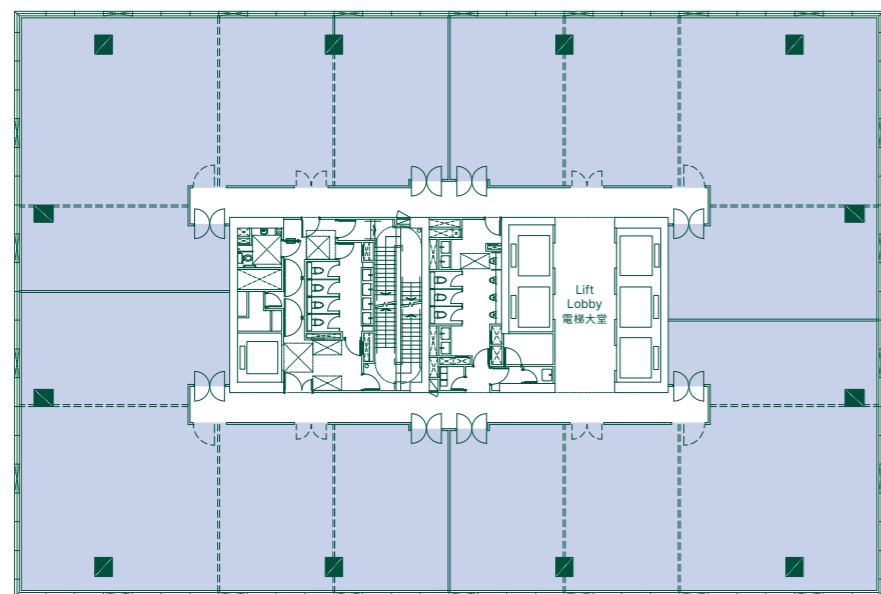


# Typical Floor Plan 標準樓層平面圖

SUB-DIVIDED, 3/F – 16/F 靈活間隔, 3樓至16樓



TOWER 1 第一座



TOWER 2 第二座

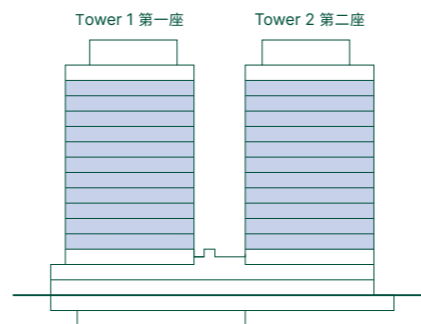


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ONE NORTH  
朗壹廣場



# Health and Beauty 醫健及美容



One North is the first development in the Northern Metropolis to put health and wellness at the forefront. Committed to providing purpose-built facilities and tailored support to meet the stringent requirements demanded by medical laboratories, clinics, beauty parlours and fitness centres, etc., One North is a hassle-free option for tenants in the wellness industry.

「朗壹廣場」為打造北部都會區首個以健康生活為主題的發展項目，已預先配備了適合醫療中心、診所、美容、健身等行業使用的系統設置，方便醫健行業的租客隨時進駐。



# Health and Beauty 醫健及美容



The first Grade A wellness hub in Northern Metropolis  
北部都會區首個甲級健康樞紐，靈活的设计和空間便於配備醫療設施



550kVA non fire service load emergency generator for tenants' essential power, sump pump and security system  
備有550kVA 應急發電機，用於租戶的必須設備、污水泵和安全系統



One 650kVA FS generator for fire service load connection  
設有一部 650kVA 發電機，用於消防設施



4.5 kPa for all floors in Tower 1  
第一座所有樓層的負重量達 4.5 千帕斯卡



High clear headroom for equipment installation  
高樓底設計，為安裝儀器提供充裕空間



Removable curtain wall for easy transport and installation of large medical equipment e.g. MRI and CT scanner  
特設活動式玻璃幕牆，方便裝卸磁力共振機及電腦斷層掃描器等大型醫療儀器



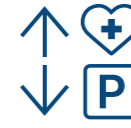
Some curtain windows can be replaced with louvre, subject to exact location and approval  
部分於特定位置的玻璃幕牆可更換為百葉窗，須以最後批核為準



Touchless washrooms on all floors  
所有樓層的洗手間均裝設智能感應潔手及沖廁裝置，衛生潔淨



Highly efficient passenger lifts to accommodate customer flows  
採用高效能客用升降機系統，確保載客迅速和流暢



Accessible lift from basement carpark provides direct access to all medical floors  
升降機由地庫停車場直達所有健康樓層



WELL accreditation  
已獲得國際領先的 WELL 認證



Water inlet and outlet for tenant offices can be arranged, subject to approval  
租客可安排為寫字樓單位安裝供水及排水系統，須以最後批核為準



Air purifier to be installed in all lift lobbies of wellness floors  
所有健康樓層的電梯大堂將設置空氣淨化機



MERV-14 filters in Primary Air Units  
鮮風櫃房採用 MERV-14 濾網