



# 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 Greater Bay Area (GBA), including the ‘Twin Cities’ and ‘Three Circles’.

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，盡攬大灣區雙城三圈無限商機，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 650,000 jobs, including 150,000 tech jobs
- A new complex for prime office and retail in Hong Kong’s North West
- 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
- Ideal for Mainland-Hong Kong enterprises

- 大灣區北部都會經濟新勢力
- 北部都會區最終能容納250萬居住人口及提供約65萬個就業機會，當中約15萬個為創科產業職位
- 香港西北部黃金地段全新優質寫字樓及零售項目
- 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
- 中港企業理想基地

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



HKGBC

BEAM Plus

綠建環評

BEAM Plus New Building v1.2  
Provisional Bronze Rating  
(Target Silver Rating)

綠建環評新建建築1.2版暫定  
銅級 (目標達到最終銀級)



WELL

PRECERTIFIED

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  
(目標鉑金級)





# Two Cities Three Circles 雙城三圈

One North is strategically located in the Shenzhen Bay Quality Development Circle of Two Cities, Three Circles

The development of the 'Twin Cities' and the 'Three Circles' means further enhanced connectivity between Hong Kong and Shenzhen, where global companies like Tencent and Huawei are headquartered. Amid gradual relocation of IT companies to the north, Yuen Long will become the ideal choice for a new innovation and technology area and the heart of the Northern Metropolis.

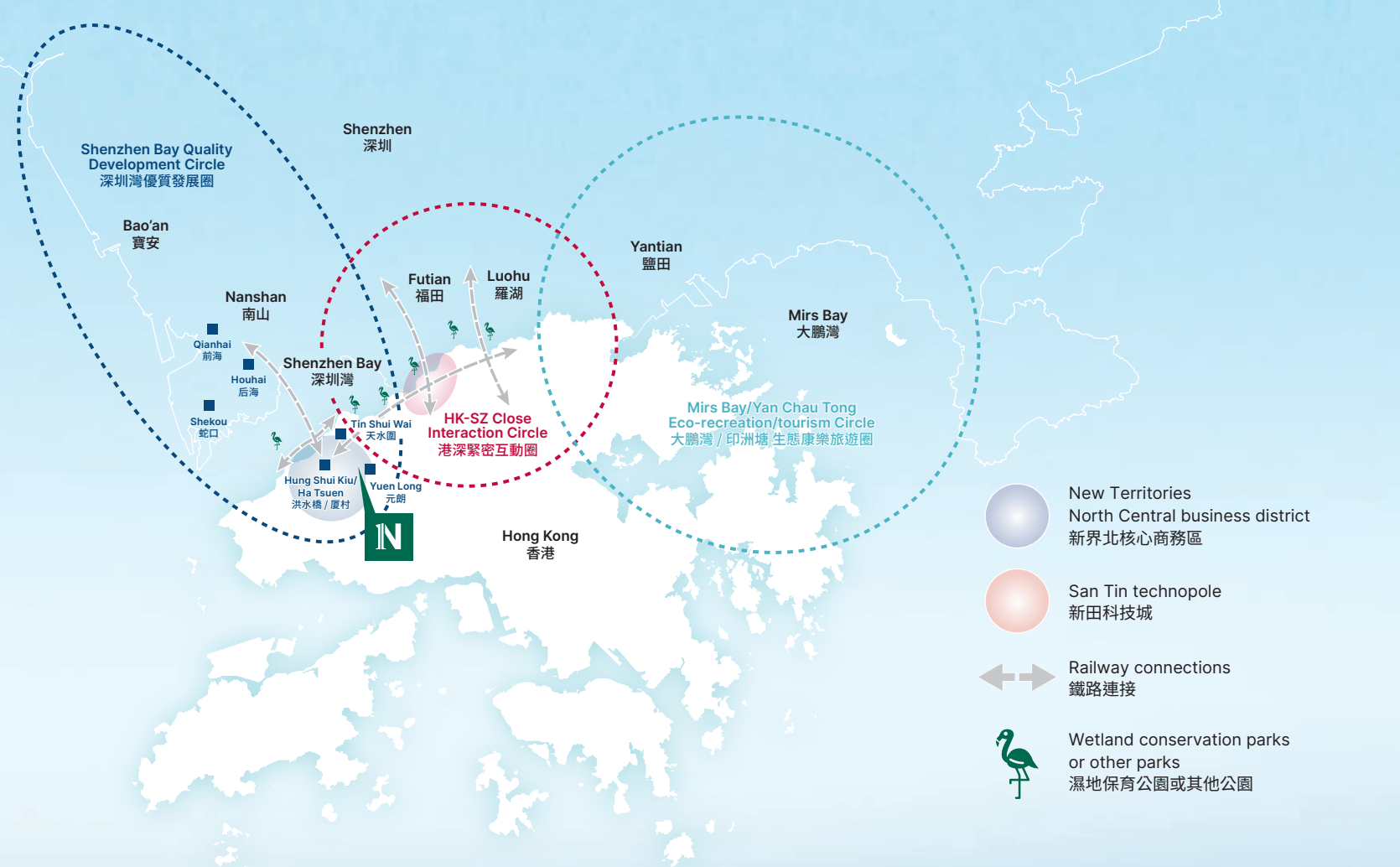
坐落深圳灣優質發展圈，佔盡「雙城三圈」發展優勢

「雙城三圈」進一步拉近港深之間緊密聯繫，跨國企業如騰訊和華為等總部均設在深圳。隨著資訊科技企業逐步北移，元朗將成為北部都會區創新科技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

APPROX. 約  
6,000

- 

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

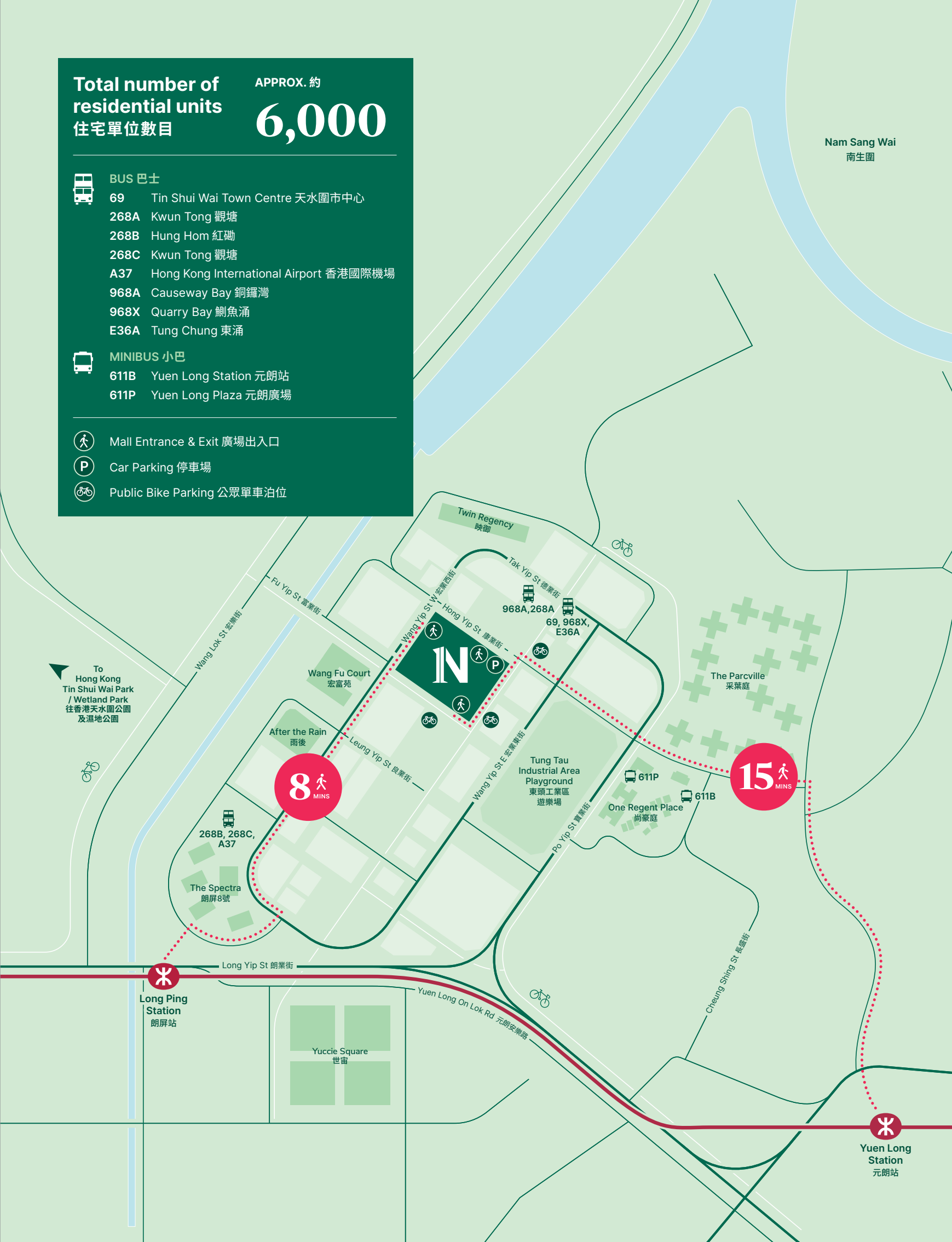
Yuen Long Plaza 元朗廣場

- 

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  
(目標鉑金級)



# 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 GBA's Twin Cities, Three Circles. An inspiring new retail concept, this esteemed address offers unprecedented prosperity and pleasure to the close-knit communities living nearby.

「朗壹廣場」屹立大灣區雙城三圈重鎮，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

Official Website 網址

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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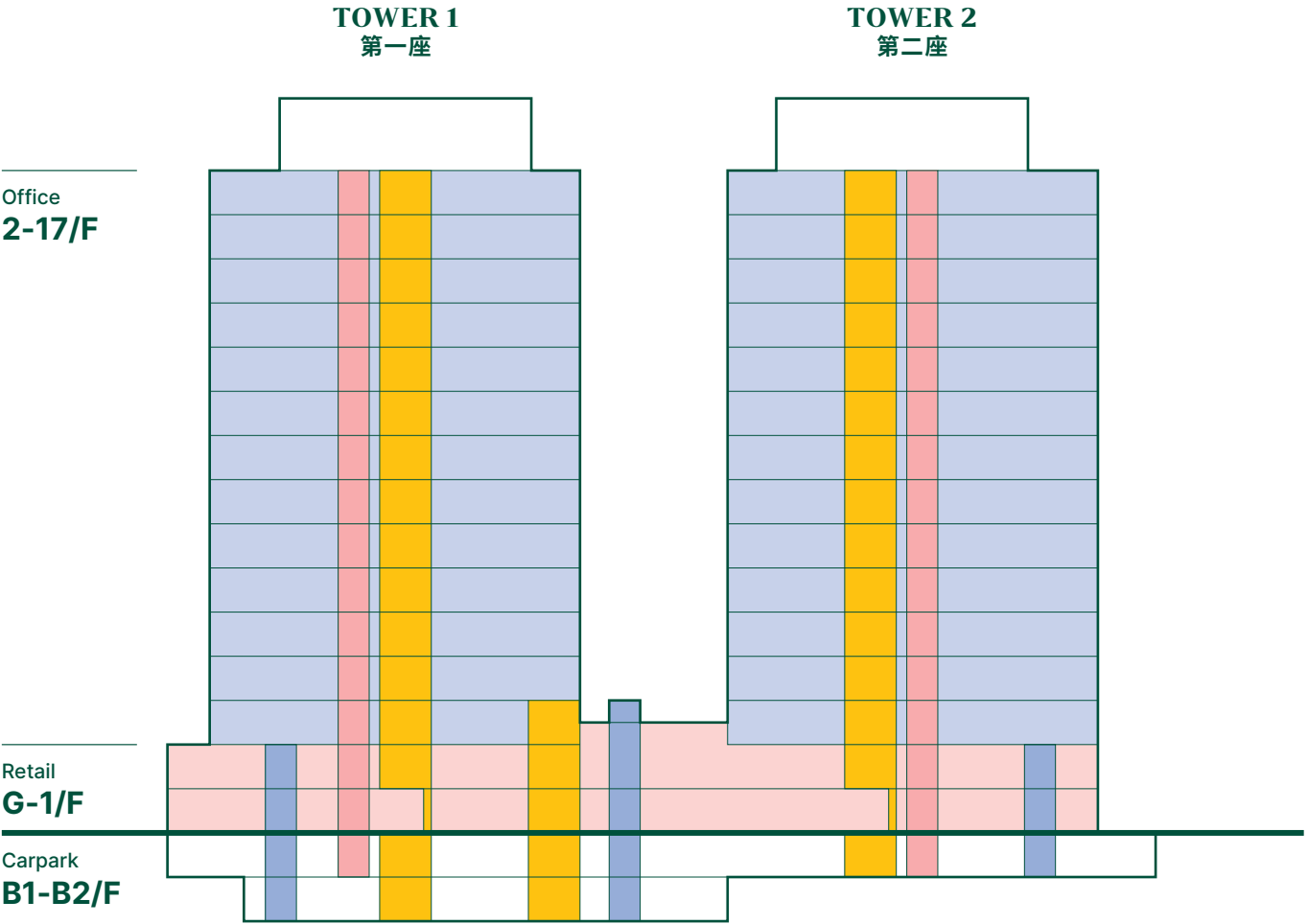




8 Hong Yip Street, Yuen Long, New Territories  
新界元朗康業街8號



# 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。

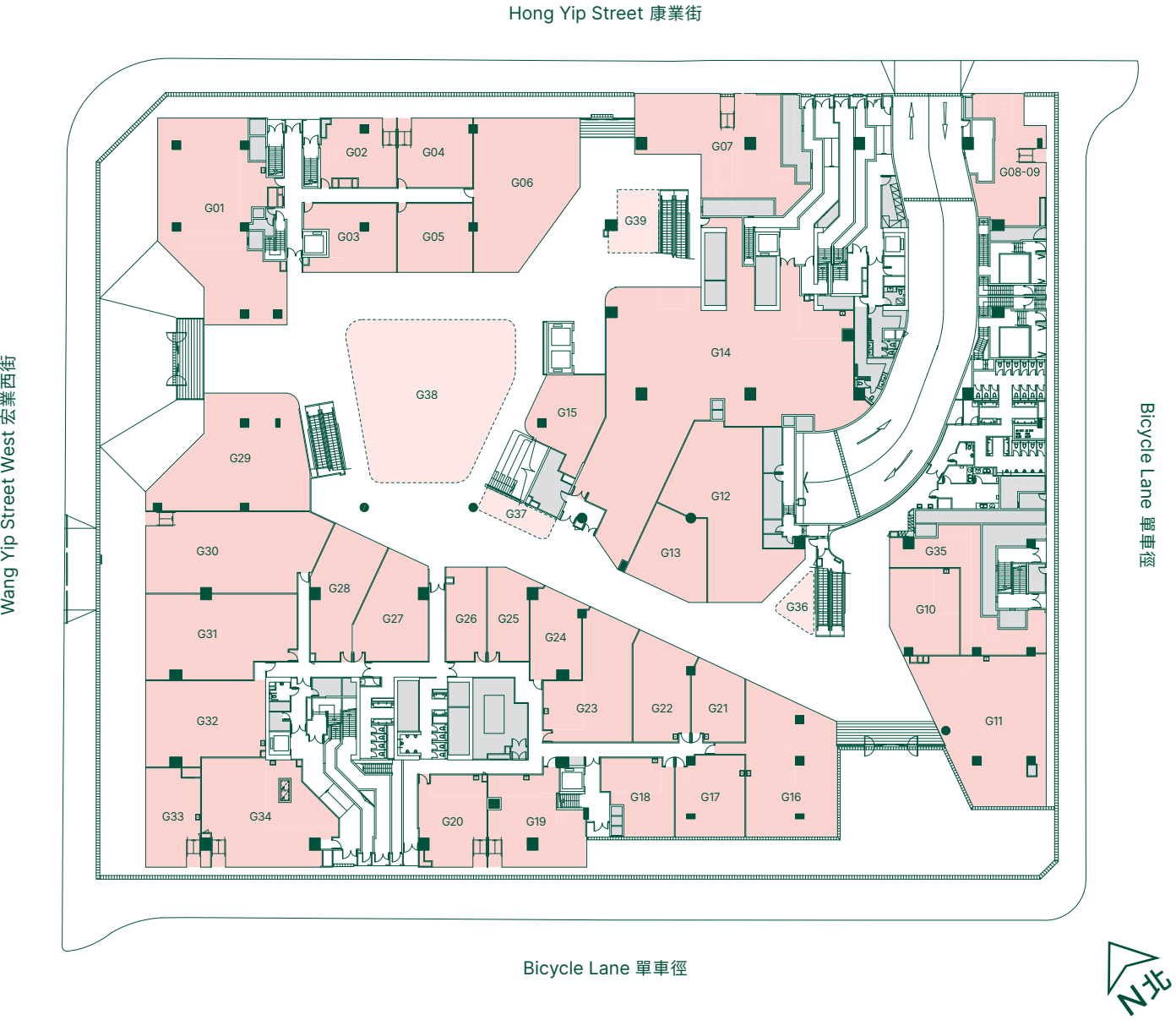
-  Retail 零售店
-  Offices 辦公室
-  Passenger lift 客用升降機
-  Service lift (Tower) 載貨升降機(大樓)
-  Service lift (Podium) 載貨升降機(基座)



ONE NORTH  
朗壹廣場



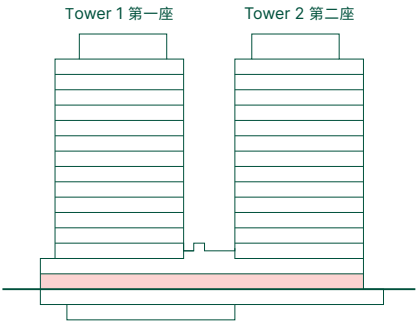
G/F Floor Plan 地面平面圖



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

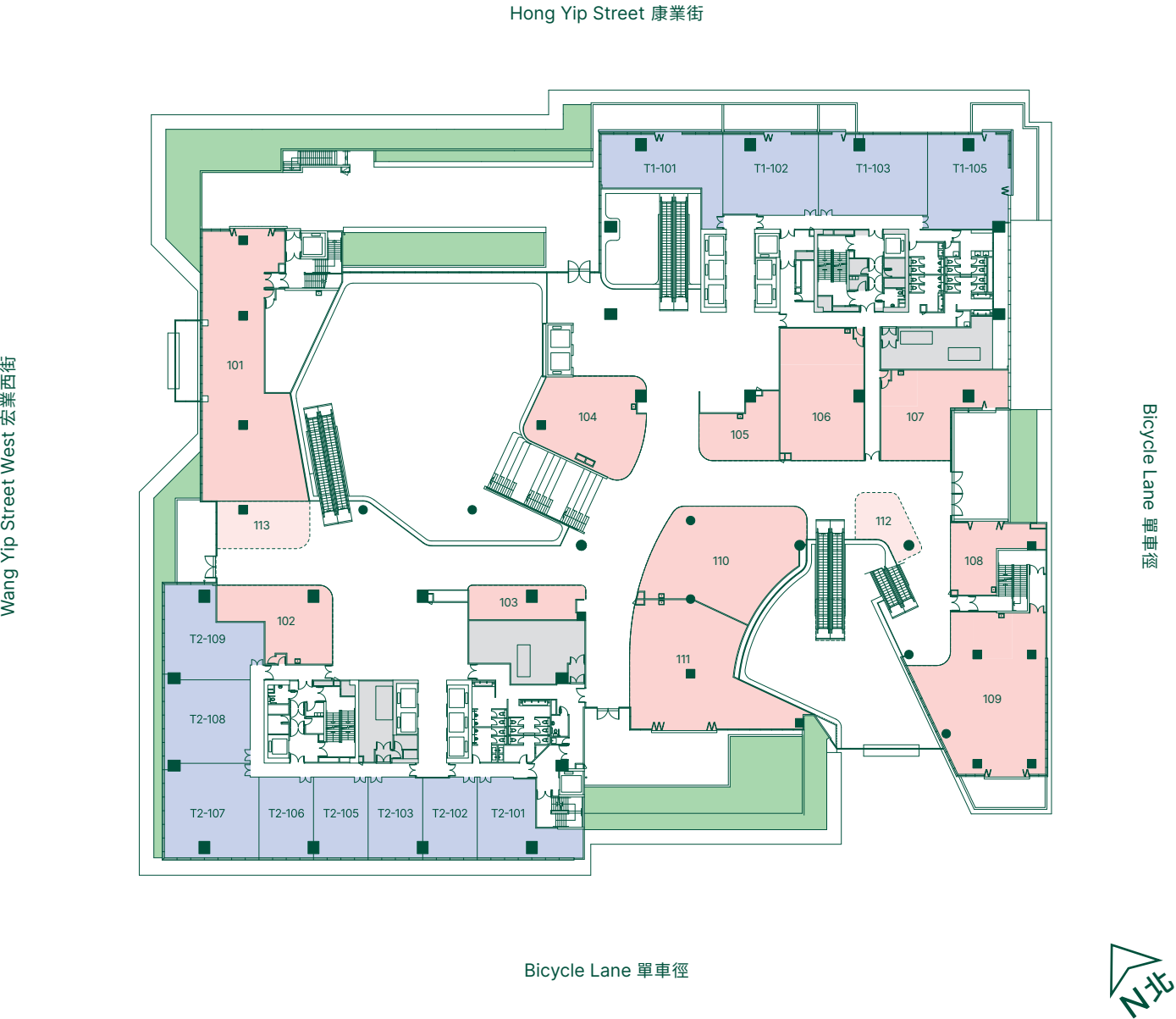
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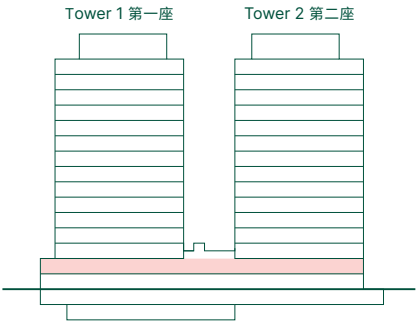
1/F Floor Plan 一樓平面圖



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

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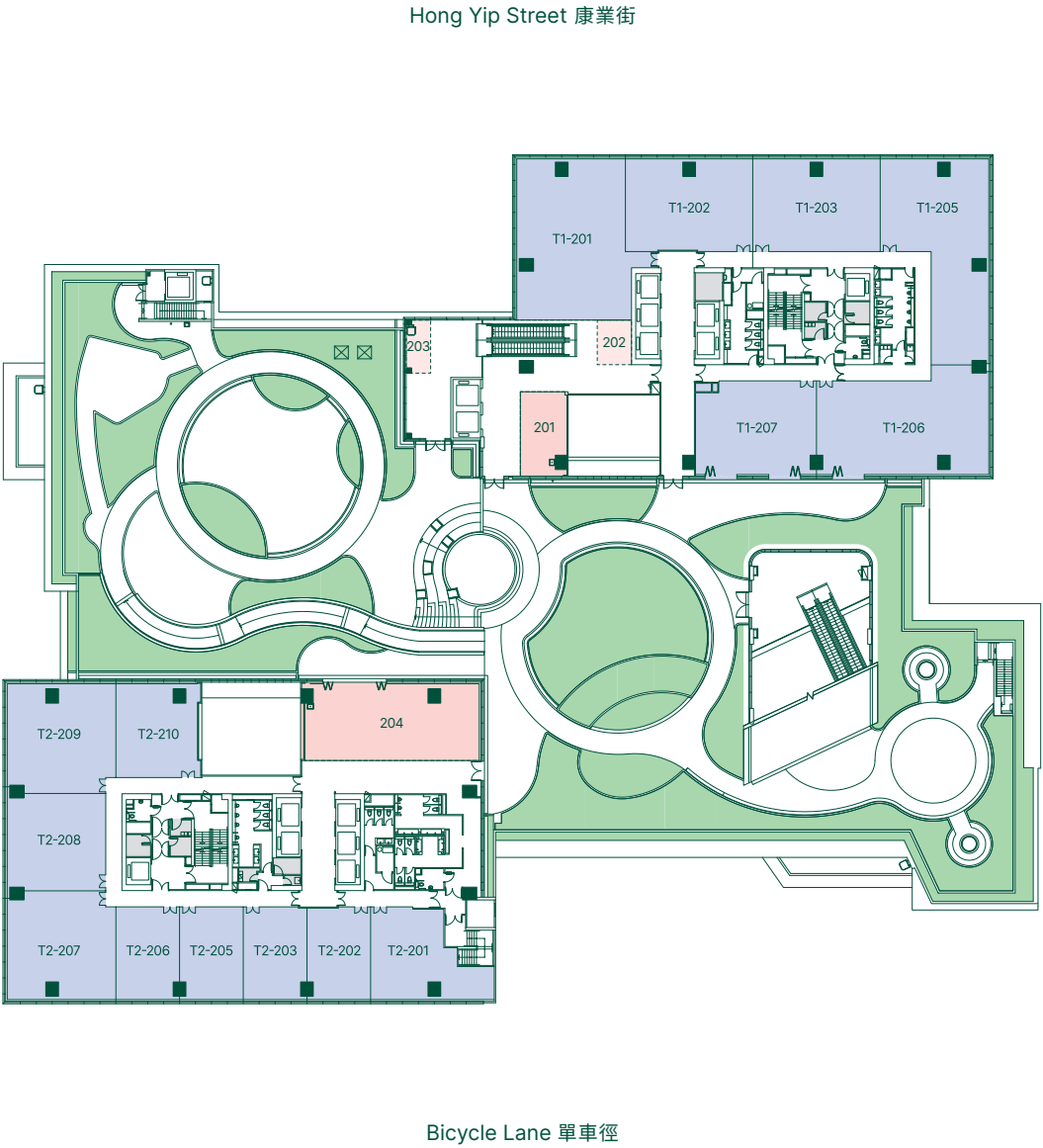




2/F Floor Plan 二樓平面圖



Wang Yip Street West 宏業西街



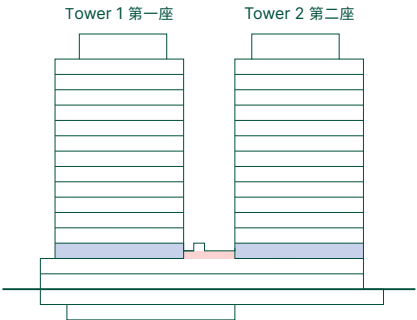
Bicycle Lane 單車徑



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

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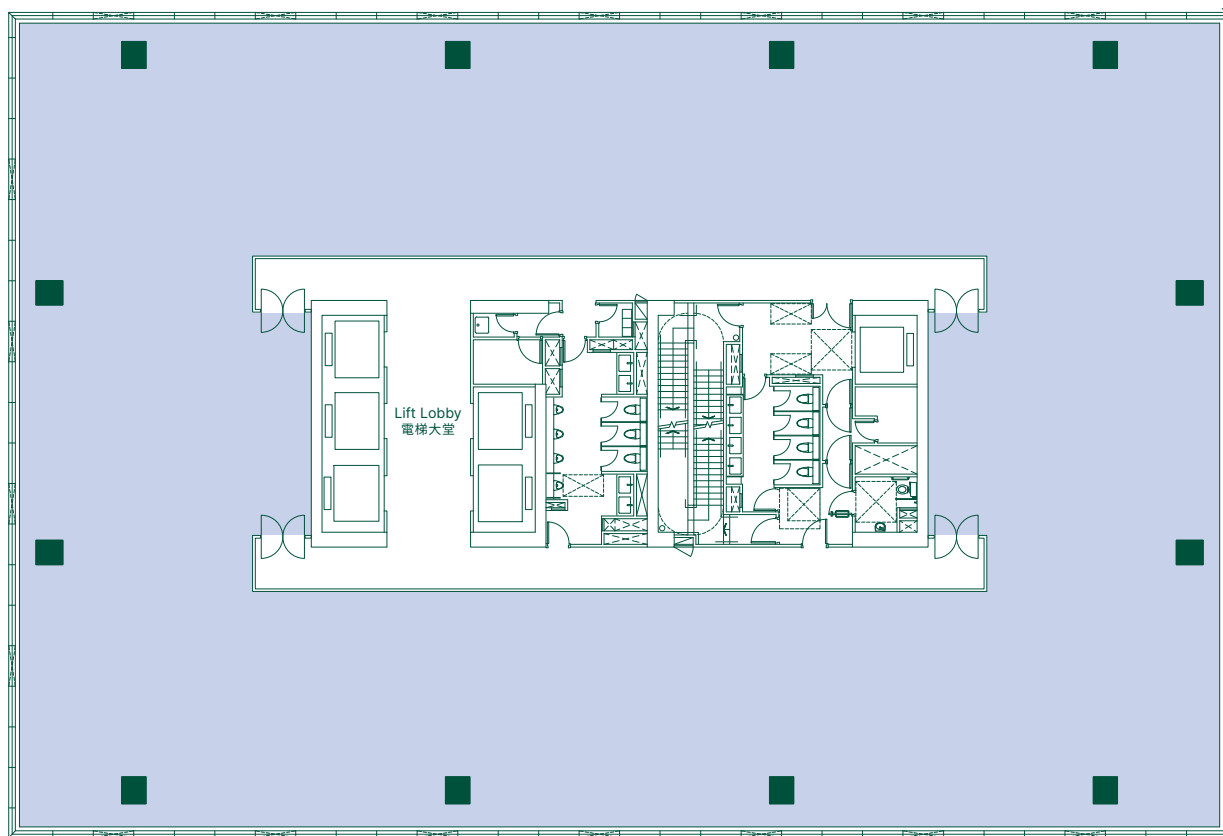
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  4. 所有載於圖則的資料僅供參考，並不構成或被解釋為任何邀約、承諾或保證（無論明示或暗示）。有興趣之人士應到該發展商地盤作實地視察，自行查詢有關資料及獲取專業人士之意見。





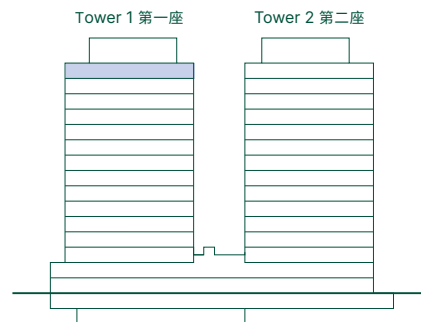
# Typical Floor Plan 標準樓層平面圖

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



- 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.

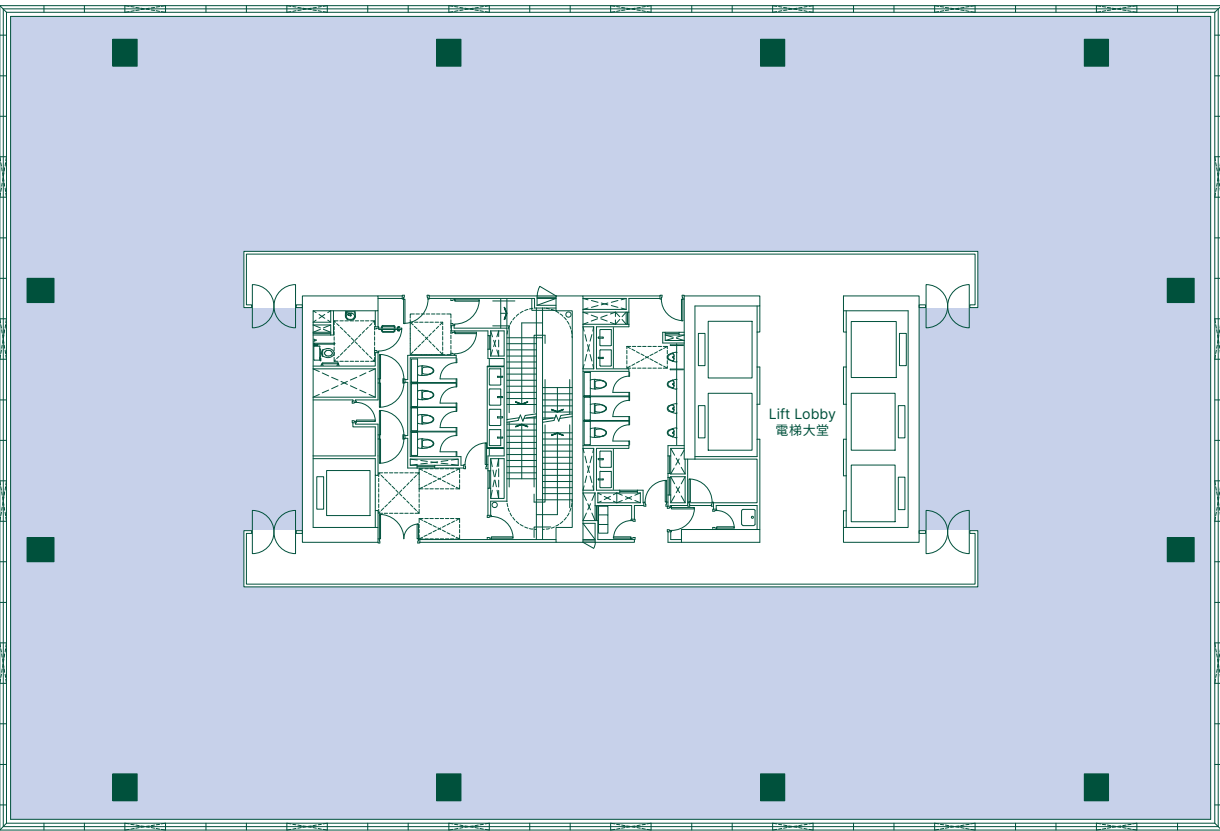
- 註:
1. 所有圖則以屋宇署、地政總署及/或政府相關部門最後批准之圖則及修訂為準。
  2. 大廈不設4、13及14字樓。
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- 有興趣之人士應到該發展商地盤作實地視察，自行查詢有關資料及獲取專業人士之意見。





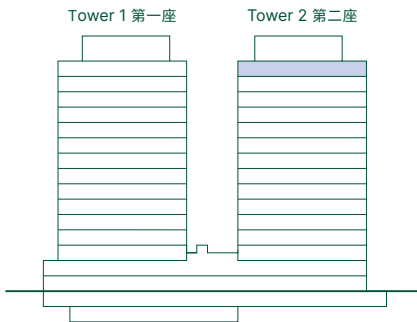
# Typical Floor Plan 標準樓層平面圖

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



- 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.

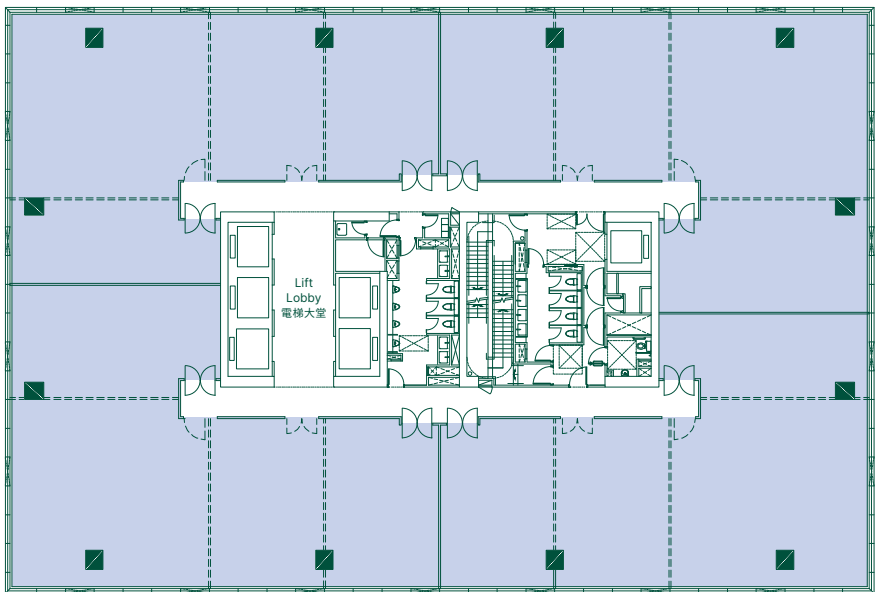
- 註:
1. 所有圖則以屋宇署、地政總署及/或政府相關部門最後批准之圖則及修訂為準。
  2. 大廈不設4、13及14字樓。
  3. 所有平面圖及量度尺寸僅供參考，部份樓層的圖則及尺寸會有所差異。
  4. 所有載於圖則的資料僅供參考，並不構成或被解釋為任何邀約、承諾或保證 (無論明示或暗示)。
- 有興趣之人士應到該發展商地盤作實地視察，自行查詢有關資料及獲取專業人士之意見。



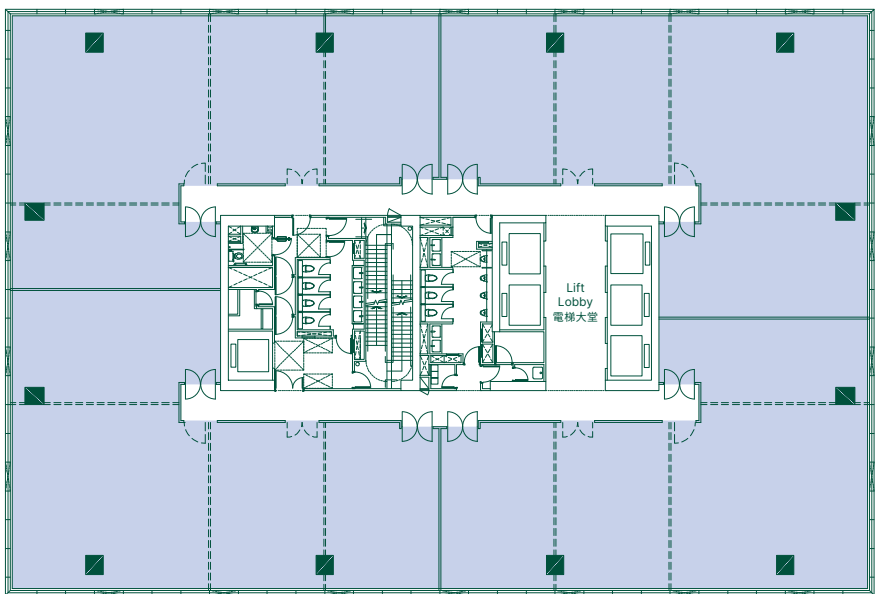


# Typical Floor Plan 標準樓層平面圖

SUB-DIVIDED, 3/F – 16/F 靈活間隔, 3樓至16樓



TOWER 1 第一座

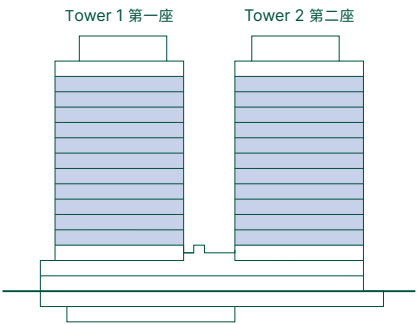


TOWER 2 第二座



- Remarks:
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  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:
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# 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，靈活的設計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



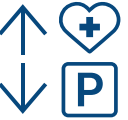
Some curtain windows can be replaced with louvre, subject to exact location and approval  
部分於特定位置的玻璃幕牆可更換為百葉窗，須以最後批核為準



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



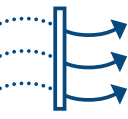
WELL accreditation  
已獲得國際領先的 WELL 認證



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