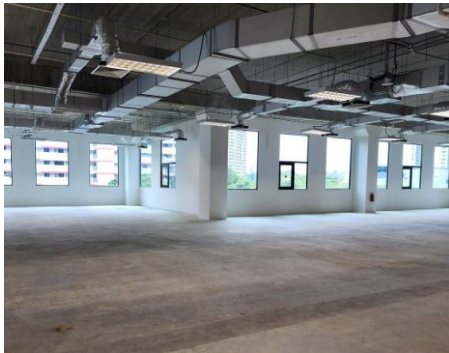


# Prime 7-Story B1 Business Space near Braddell MRT



## A 7 Storey Business Industrial Building



- Excellent natural lighting
- Good floor to ceiling height
- B1 space for 40:60 ratio applies
- 5 min walk to Braddell MRT station
- Typical size floor plate approx 40,500 sq ft.
- Centralized air-conditioning
- Good car parking and large drop off area.
- Easy access to Expressway.

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# Specifications



Zoning	B1 Industrial	
Typical Floor Plate	East Wing - approximately 19,600 sqft West Wing - approximately 20,800 sqft Amalgamated (excluding corridor space) - approximately 40,500 sqft	
Ceiling Height	<b>3<sup>rd</sup> to 7<sup>th</sup></b>	<b>3m</b>
	1 <sup>st</sup>	4.6m
Floor Loading	<b>Roof</b>	<b>1.5kN/m<sup>2</sup>, 2 nos of tenant plinths 10kN/m<sup>2</sup></b>
	3 <sup>rd</sup> to 7 <sup>th</sup>	5 kN/m <sup>2</sup>
	1 <sup>st</sup>	10 kN/m <sup>2</sup>
	Carpark	EP (20190429) 2.5kN/m <sup>2</sup>
	Ancillary	EP (20190429) 2.5kN/m <sup>2</sup>
Air-con	Centralised Air Conditioning	
Loading Bay Facilities	3 Loading / Unloading bays	
Lifts	2 Passengers 2 Fireman Lifts 1 Service	
Parking	<ul style="list-style-type: none"> <li>• 82 car parking lots</li> <li>• 7 motorbike parking lots</li> <li>• 90 bicycle lots</li> <li>• 2 handicap accessible lots</li> </ul>	
Provisions	<ul style="list-style-type: none"> <li>• End of Trip (EOT) Facility with 8 shower rooms and lockers</li> <li>• Floor traps provision at designated locations within tenanted space</li> <li>• Raised flooring of 150mm on 3rd and 4th storeys</li> <li>• Toilet at each floor</li> </ul>	

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