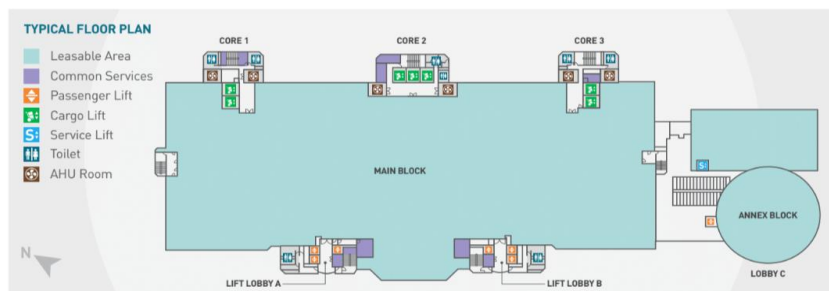


Versatile Business Space Ideal for IT & Data Processing



7-storey hi-specs industrial building with basement carpark



Accessibility

- Easily accessible to Pan-Island and Kallang-Paya Lebar Expressways
- 15 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport
- 5 minutes' drive to Eunos and Kembangan MRT stations
- Walking distance to Kaki Bukit MRT station (Downtown Line)

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SPECIFICATIONS



Floor Area	NLA: Approx. 36,340 sqm
Floor Loading	Main Block -1st storey: 5.0 kN/sqm -2nd & 3rd storey: 12.5 kN/sqm -4th - 7th storey: 7.5 kN/sqm Annex Block -1st storey: 5.0 kN/sqm -2nd storey: 7.5 kN/sqm -3rd storey: 5.0 kN/sqm
Ceiling Height	Floor to floor -1st -3rdstorey: 6.0 m -4th - 7th storey:4.6m Floor to false ceiling -1st storey: 3.7 m -2nd & 3rd storey: 4.6 - 4th - 7th storey: 3.2 m
Lifts	Main Block -Passenger lifts: 6 x 1,565 kg (23 persons) -Cargo lifts: 7 x 4,000 kg Annex Block -Passenger lift: 1 x 1,020 kg (15 persons) -Service lifts: 1 x 885 kg
Loading Bay Facilities	12 loading/unloading bays with 6 dock levellers
Parking Lots	Car: Approx. 278 Motorcycle: Approx. 16 Lorry: Approx. 12 Parking lot allocation: 1 lot per 200 sqm leased
Power Supply	Approx. 150 watts or 0.27 amps per sqm of lettable area
Air Conditioning Charges	\$0.01125 psm/hr: Mon to Fri (8am - 6pm) \$0.015 psm/hr: Mon to Fri (6pm - 8am) including Sat, Sun & Public Holidays
Provisions	4-hour security surveillance Closed circuit TV system Fibre-optic lines to MDF room
Amenities	Food court, cafeteria, training room and ATMs

Corporate Visions Pte Ltd Estate Agent Licence No L3008887C Tel : 65 6733 2911 Fax : 65 6733 6786 www.corporatevisions.sg

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