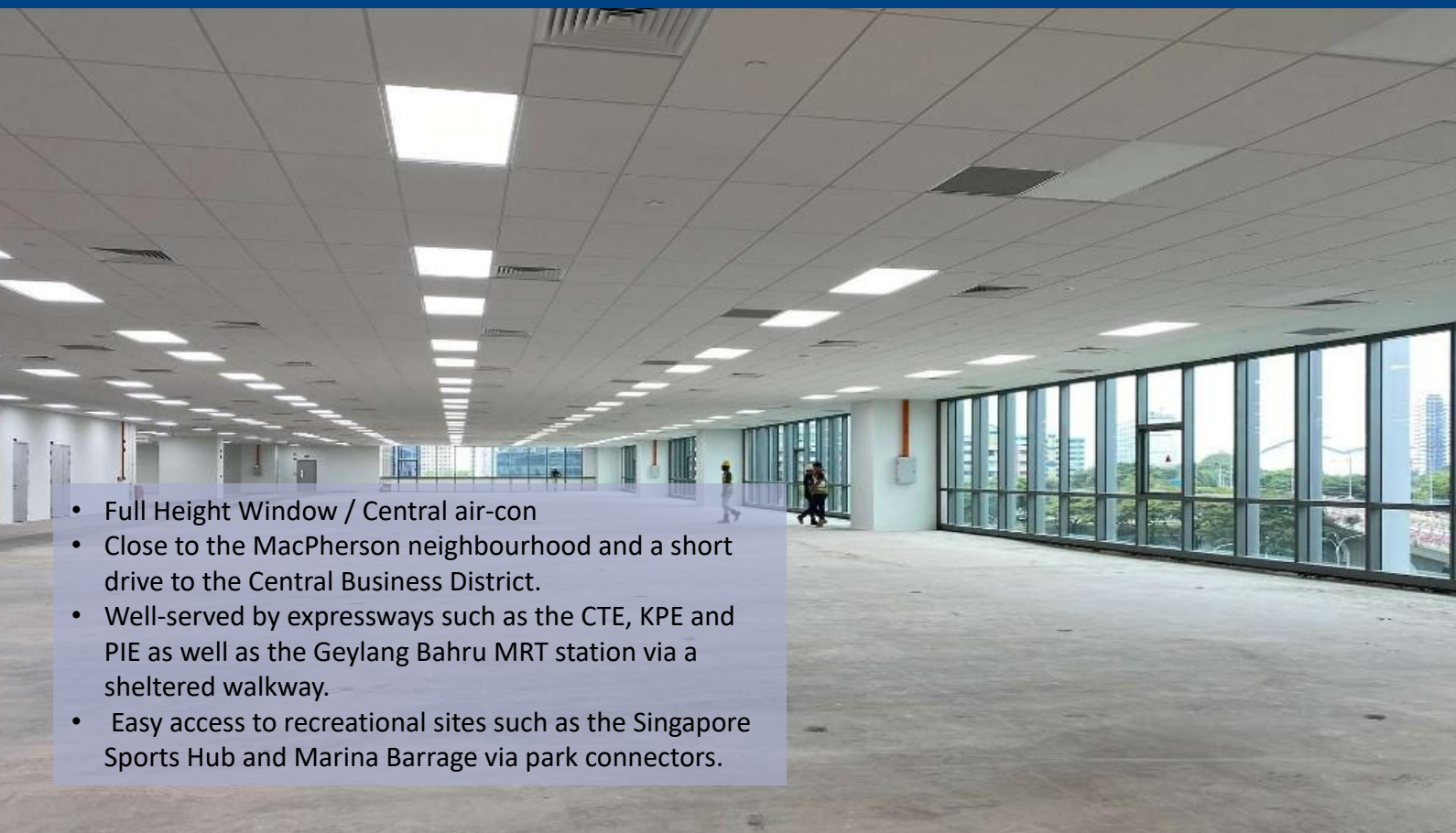


Ideal for Advanced Manufacturing and R&D



2 Hi-Tech blocks, which are suitable for high value-add and knowledge-based businesses. A 7-story purpose-built development will include manufacturing and R&D facilities.



- Full Height Window / Central air-con
- Close to the MacPherson neighbourhood and a short drive to the Central Business District.
- Well-served by expressways such as the CTE, KPE and PIE as well as the Geylang Bahru MRT station via a sheltered walkway.
- Easy access to recreational sites such as the Singapore Sports Hub and Marina Barrage via park connectors.

Estate Agent License No
L3008887C

**Moving Ahead With
Corporate Visions**

Specifications



Zoning	B2 Industrial Business
Building Configuration	Level 1 – Canteen, café & industrial space Level 2 – Carpark Levels 3 to 9 – Industrial space
Net lettable Area	23,888 sq m
Typical Unit Sizes	Per unit – 308 sq m to 673 sq m Per floor – 3,420 sq m
Ceiling Height	Floor to floor — 5.775 m Floor to false ceiling — 3.2 m
Floor Loading	12.5 KN/sqm
Air -conditioning	Central AHU air-conditioning provided during stipulated hours
Chilled Water	2 nos., ø50mm tap of
Sprinkler Rating	68 °C / OH3
Internal Finished	Cement screed floor, false ceiling, lights, sprinklers and central air-con
Lifts	6 passenger lifts (25 pax each) 2 service lifts (3 tons each) 2 goods lifts (4 tons each)
Loading Bay Facilities	5 bays with 2 dock levellers
Car Park	87 + 2 lots / 350 sq m per lot
Sustainability	BCA Greenmark Platinum
Amenities	Cafe and food court within development Bicycle parking Shower cubicle

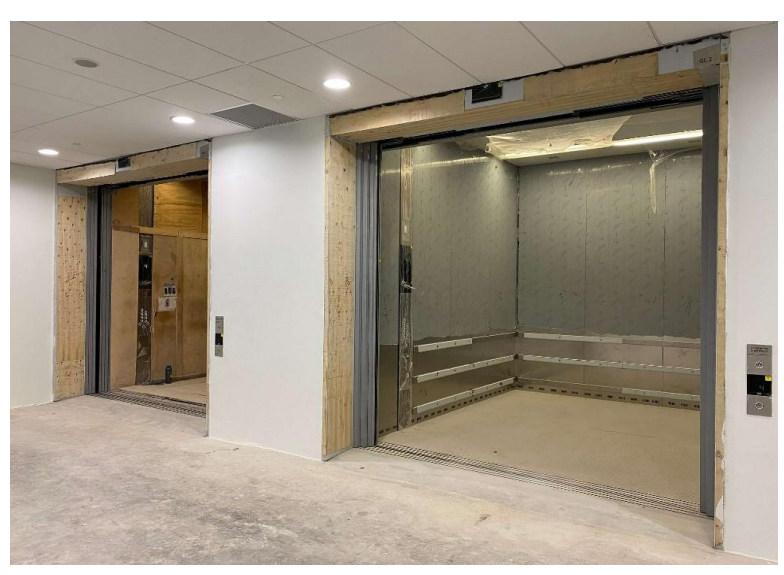
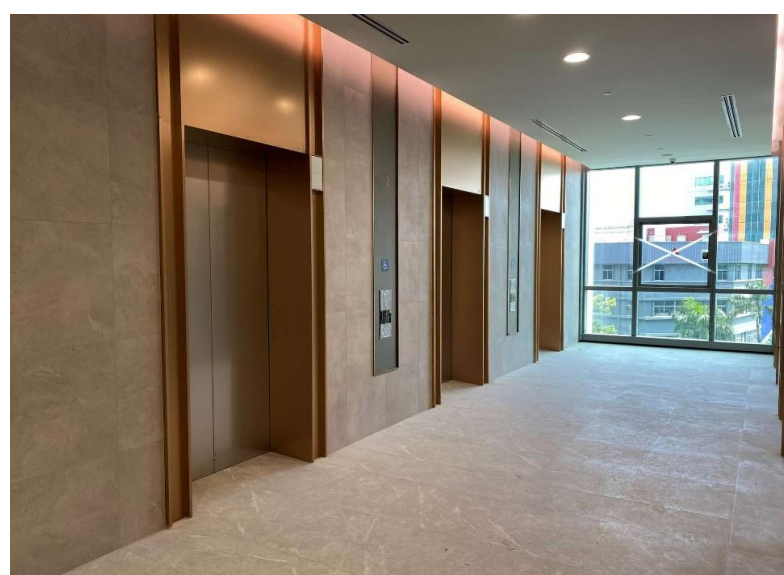
Corporate Visions Pte Ltd Estate Agent Licence No L3008887C Tel : 65 6733 2911 Fax : 65 6733 6786 www.businessspace.com.sg

The information contained hereby is subject to change and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, the owner or its agent cannot be held responsible for any damage or loss suffered as a result of any inaccuracies in this documents. All interested parties shall make enquiries to satisfy themselves of any the information. Copyright@2012 .All rights reserved

Estate Agent License No
L3008887C

Moving Ahead With
Corporate Visions

**Ideal for Advanced Manufacturing
and R&D"**



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

The information contained hereby is subject to change and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, the owner or its agent cannot be held responsible for any damage or loss suffered as a result of any inaccuracies in this documents. All interested parties shall make enquiries to satisfy themselves of any the information. Copyright@2012 .All rights reserved

*Estate Agent License No
L3008887C*

**Moving Ahead With
Corporate Visions**