

The Ideal Hub for Semiconductor & Electronics  
Businesses Seeking Corporate Excellence



**A 6 Storey Hi Specification building at Ang Mo Kio**

Techpoint is nestled in the mature housing estate of Ang Mo Kio and conveniently located close to Central Expressway and Ang Mo Kio, Bishan, Serangoon and Yio Chu Kang MRT stations (Circle and North East lines).

Businesses from semiconductor, information technology and electronics industries can capitalise on the excellent qualities that the building has to offer



*Estate Agent License No*  
**L300887C**

**Moving Ahead With  
Corporate Visions**

## The Ideal Hub for Semiconductor & Electronics Businesses Seeking Corporate Excellence



### ACCESSIBILITY

- Easily accessible to Seletar and Central Expressways
- 15 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport
- 5 minutes' drive to Yio Chu Kang MRT station

### BUILDING SPECIFICATIONS

#### Type of Building

- 6-storey hi-specs industrial building with basement and surface carparks

#### Floor Area

- Total NLA: Approx. 41,278 sqm

#### Typical Floor Plate

- Approx. 8,597 sqm

#### Floor Loading

- 1st & 2nd storey: 12.5 kN/sqm
- 3rd & 4th storey: 10.0 kN/sqm
- 5th & 6th storey: 7.5 kN/sqm

### Ceiling Height

- Floor to floor
  - 1st storey: 6.0 m
  - 2nd - 6th storey: 4.6 m
- Floor to false ceiling
  - 1st storey: 4.5 m
  - 2nd - 6th storey: 3.2 m

### Column Grid

- Approx. 15.6 m x 10.2 m

### Lifts

- Passenger lifts: 10 x 1,360 kg (20 persons)
- Cargo lifts: 6 x 4,000 kg
  - Dimension: 2.5 m (W) x 3.64 m (D) x 2.7 m (H)
  - Lift car door size: 2.4 m (W) x 2.5 m (H)

### Loading Bay Facilities

- 8 loading/unloading bays with dock levellers

### Parking Lots

- Car: Approx. 452
- Motorcycle: Approx. 35
- Parking lot allocation: 1 lot per 200 sqm leased

### Air-conditioning System

- Central chilled water system
- 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

### Power Supply Allocation

- Approx. 0.30 amps per sqm of lettable area
- Provisions
- 24-hour security surveillance
  - Closed circuit TV system
  - Fibre-optic lines to MDF room

### Amenities

- ATM facilities, cafeteria and food court

Corporate Visions Pte Ltd

Tel : 65 6733 2911 whatsapp : 65 9696 5099 www.corporatevisions.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