

The Ultimate Workplace Near Changi Airport and SUTD



7-storey business park building with 1 level of basement carpark
beautifully landscaped gardens on level 2, 6 and rooftop



Accessibility

- Easy access to Pan-Island Expressway and East Coast Parkway
- Walking distance to Expo MRT station and 20 minutes' drive to Central Business District
- Changi Business Park (CBP) is served by public bus service nos. 20, 47, 117, 118 and private buses to various estates in Singapore
- Sheltered pedestrian walkways connecting buildings in the CBP

Shuttle Bus Services

- Subsidised JTC shuttle bus services to and from:
 - Expo and Tanah Merah MRT stations
 - Tampines MRT station & Bedok Central (during lunch hours)

Estate Agent License No
L3008887C

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SPECIFICATIONS



NLA Floor Area	<p>Approx. 16,417 sqm Typical Floor Plate</p> <ul style="list-style-type: none"> • 1st storey: Approx. 1,900 sqm • 2nd - 5th storey: Approx. 2,600 sqm • 6th - 7th storey: Approx. 1,800 sqm
Floor Loading	<ul style="list-style-type: none"> • 1st storey: 12.5 kN/sqm • Upper storey: 7.5 kN/sqm
Ceiling Height	<p>Floor to floor ceiling</p> <ul style="list-style-type: none"> • 1st storey: 4.9 m • 2nd - 7th storey: 3.9 m
Column Grid	Approx. 8.4 m x 10.5 m
Lifts	<ul style="list-style-type: none"> • Passenger lifts: 3 x 1,020 (15 persons) • Cargo lifts: 2 x 3,015 kg
Loading Bay Facilities	2 sheltered loading/unloading bays with dock levellers
Parking Lots	<p>Car: Approx. 135 Motorcycle: Approx. 26 Parking lot allocation: 1 lot per 200 sqm leased</p>
Air-conditioning System	<p>Centralised water-cooled chilled water system Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays Air-conditioning Charges \$80 per AHU/hr outside standard operating hours Chilled water supply is available (subject to terms & conditions)</p>
Power Supply Allocation	Approx. 100 watts or 0.17 amps per sqm of lettable area (3-Phase)
Provisions	<p>Smart card access system for lifts and turnstile</p> <ul style="list-style-type: none"> • Ceiling board and lighting • 24-hour security surveillance
Amenities	<p>Changi City Point: 20,000 sqm of retail and dining offerings Hotels/Service Residences: Park Avenue Changi Hotel and Capri by Fraser Other amenities within CBP: convention centre, clinics, childcare centres, supermarkets and etc</p>

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