

Versatile Space for Storage or High-Tech Production

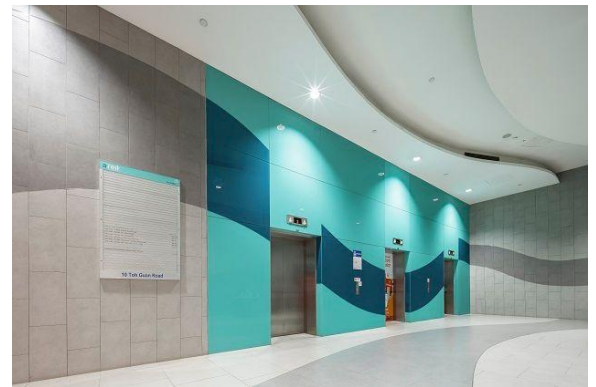


10-storey office tower cum 6-storey hi-specs industrial space with showroom space on ground floor , Link to ramp-up carpark



Accessibility

Within 5 minutes' drive to Ayer Rajah and Pan-Island Expressways, and Jurong East MRT station



Estate Agent License No
L3008887C

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Specifications



Floor Area	NLA : 40,025 sqm TFP : Showroom (1st storey): Approx. 7,581 sqm Production (2nd - 6th storey): Approx. 4,500 sqm - 6,500 sqm Ancillary Office: Approx. 1,017 sqm
Floor Loading	Showroom (1st storey): 20.0 kN/sqm Production (2nd - 6th storey): 12.5 kN/sqm Ancillary Office: 5.0 kN/sqm
Ceiling Height	Showroom (1st storey): 9.5 m Production (2nd - 6th storey): 6.8 m Ancillary Office: 3.8 m
Column Grid	Approx. 11.5m / 22m x 12.0 m (Production)
Lifts	Passenger/firemen lifts: 10 x 1,360 kg (20 persons) Cargo lifts: 4 x 5,000 kg
Loading Bay Facilities	6 loading/unloading bays
Parking Lots	Car: Approx. 338 (233 multi-storey & 105 basement) Motorcycle: Approx. 36 Parking lot allocation: 1 lot per 200 sqm leased
Air- conditioning	Bare unit : Tenant to install AHU/s and ducting. Provision of chilled water tap-off for subject development Air-con unit : Central air-conditioning system - Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays \$80 per hour outside standard operating hours (min. 2 hours)
Power Supply Allocation	Hi-specs Industrial (includes A/C): 185 watts per sqm of lettable area Showroom (includes A/C): 185 watts per sqm of lettable area Common Corridor: 25 watts per sqm of lettable area
Provisions	24-hour security surveillance Closed circuit TV system
Amenities	Canteen and childcare centre

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

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