

Business Park Building with Flexible layouts and a beautiful landscapes



12-storey business park building with flexible unit layouts and a beautiful landscapes

Located within the International Business Park, in the neighbourhood of high-tech companies like Acer, Creative Technologies and Sony. It provides an ideal environment for businesses engaged in information technology, software development, research and development, high-tech manufacturing, laboratory testing and data processing activities.



Accessibility

- Within 5 minutes' drive to Jurong East MRT station and from Ayer Rajah Expressway
- 15 minutes' drive to City and 30 minutes' drive to Singapore Changi Airport

Shuttle Bus Service

- Provided by JTC to Jurong East MRT station

Specifications

Floor Area	<ul style="list-style-type: none"> NLA 33,105sqm Typical Floor Plate at Tower A and Tower B 1st storey: From approx. 110 sqm 6th - 12th storey: From approx. 130 to 2,500 sqm Tower A & B connected by link-bridge at 10th and 11th storey
Floor Load	<ul style="list-style-type: none"> 1st storey: 7.5 kN/sqm 6th - 8th storey: 7.5 kN/sqm 9th - 12th storey: 5.0 kN/sqm Car park decks: 2.5 kN/sqm Roof: 5.0 kN/sqm
Ceiling Height	<p>Floor to false ceiling</p> <ul style="list-style-type: none"> 1st storey: 4.3 m - 6th 12th storey: 3.2 m
Column Grid	<ul style="list-style-type: none"> Approx 10.0 m x 14.0 m
Lift	<p>Passenger lifts:</p> <ul style="list-style-type: none"> 6 x 1,350 kg (20 persons) (Serving 1st, 6th - 12th storey) 2 x 1,000 kg (15 persons) (Serving 1st - 4th storey & carpark) <p>Service lifts:</p> <ul style="list-style-type: none"> 2 x 3,000
Loading Bay Facilities	<ul style="list-style-type: none"> 7 loading/unloading bays 5 nos. of 13.6-ton hydraulic dock leveller
Parking Lots	<ul style="list-style-type: none"> Car: Approx. 420 (including open surface lots) Lorry: Approx. 7 Parking lot allocation: 1 lot per 200 sqm leased
Air-con System	<ul style="list-style-type: none"> Air-conditioning System Centralised water-cooled chiller system from Mon to Fri (8am - 6pm) and Sat (8am - 1pm) except Public Holidays
Provisions	<ul style="list-style-type: none"> Sprinkler system Telephone facilities from SingTel/Starhub/CATV can be tapped from risers at each level Floor traps for wet pantry connection available in each unit (based on proposed multi-tenanted layout)
Amenities	<ul style="list-style-type: none"> Childcare centre, convenience shop, clinic, cafeteria and food court Adjacent to West Coast Park Connector Network

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