

Efficient Space Solutions Prime Location with Amenities



4-storey development ideal for companies in infocomm technology, product design & development, R&D engineering and back-end business operations

IT unit: Unit fitted with false ceiling, central air-conditioning, raised flooring and lighting. Ideal for software development and IT set-ups



Estate Agent License No
L3008887C

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SPECIFICATIONS



NLA Floor Area	8,394 sqm
Floor Loading	5KN/sqm
Ceiling Height	1st storey: 2.4 m 2nd - 4th storey: 2.7 m
Lifts	Passenger lifts: 2 x 1000kg Service lifts: 1 x 2,500kg
Loading Bay Facilities	3 loading/unloading bays
Parking Lots	Car: Approx. 98 Motorcycle: Approx. 25 Parking lot allocation: 1 lot per 100 sqm leased
Air-conditioning System	IT unit: Mon to Fri (8am-6pm) and on Sat (8am-1pm) except Sun and Public Holidays
Power Supply Allocation	Approx. 3 watts or 0.005 amps per sqm of lettable area
Provisions	Duct spaces at common areas 300 mm raised floor system with access floor panel for every storey Heat & smoke detectors
Amenities	Meeting rooms, auditorium and fitness centre at Oasis Food and Beverage outlets available at Ascent, Oasis and One@KentRidge Retail shops and supermarket at One@KentRidge



Accessibility

- Within 5 minutes' drive to National University of Singapore (NUS)
- 15 minutes' drive to Central Business District, Clementi and Buona Vista MRT stations
- 5 minutes' walk to bus stop with bus no. 92 and Science Park shuttle service
- Walking distance to Kent Ridge MRT station

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

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