

Flexible Units with Premium Specifications



4-storey R&D building with 2 wings interconnected on 1st and 2nd storey

Type of Premises

Research unit:

Bare unit ideal for any R&D activities such as wet laboratory

Converted unit:

Fitted unit with false ceiling, split unit air-conditioning and lighting ideal for software development and IT set-ups

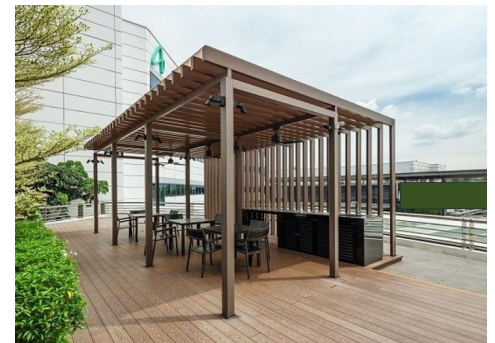
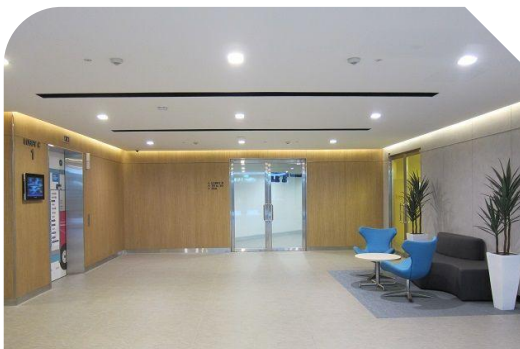
Accessibility

- Within 5 to 10 minutes' drive from National University of Singapore (NUS)
- 15 minutes' drive from Central Business District, Clementi and Buona Vista MRT stations
- Bus no. 183 to Jurong East Interchange located in front of The Aries
- 5 minutes' walk to bus stop with bus nos. 10, 30, 51, 143, 188 & 200 Shuttle Bus Services

SPECIFICATIONS



Floor Area	Total NLA: Approx. . 22,853 sqm
Floor Loading	<ul style="list-style-type: none"> Basement: 2.5 kN/sqm 1st storey: 10.0 kN/sqm 2nd - 4th storey: 7.5 kN/sqm
Ceiling Height	<ul style="list-style-type: none"> Floor to slab soffit: 4.2 m Floor to beam soffit: 3.6 m Floor to false ceiling: 2.7 m
Column Grid	<ul style="list-style-type: none"> Approx. 7.8 m x 15.3 m
Lifts	<ul style="list-style-type: none"> Passenger lifts: 2 x 1,155 kg (17 persons) Service lifts: 4 x 2,040 kg
Parking Lots	<ul style="list-style-type: none"> Car: Approx. 219 Parking lot allocation: 1 lot per 100 sqm leased
Power Supply Allocation	<ul style="list-style-type: none"> Approx. 187 watts or 0.26 amps per sqm of lettable area (3-Phase) Single feed
Provisions	<ul style="list-style-type: none"> Water supply tap-off points available from common water closet duct Ample floor traps provided to facilitate water discharge Ample spare duct provision for exhaust fumehoods, air-con ducts and other building/research equipment purposes Telecommunication facilities: Tap-off points available within unit and TAS riser ducts
Amenities	<ul style="list-style-type: none"> A fitness centre, meeting and conference facilities, auditoriums, event spaces, clinics and childcare centres



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