

# Ideal for Businesses

## Haw Par Villa MRT Proximity



5-storey building with basement carpark

*Offers a wide range of amenities such as food court, cafeteria and childcare. Companies can take up bare shell or fitted units with false ceiling and central air-conditioning with/without raised flooring*

### Accessibility

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

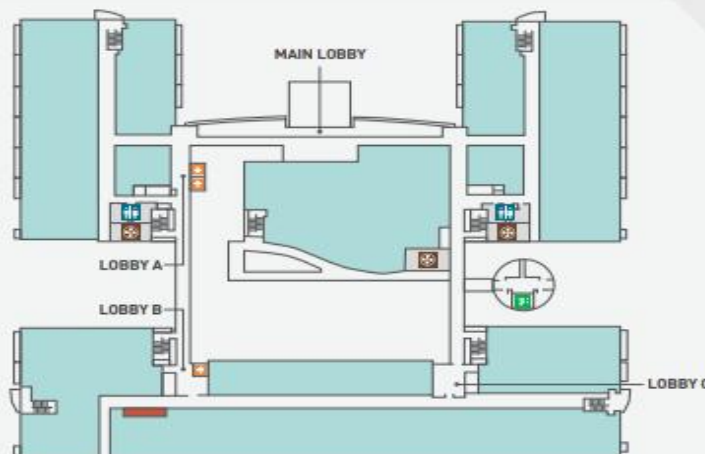
# SPECIFICATIONS



Floor Area	Total NLA: Approx. 20,788 sqm
Floor Loading	<ul style="list-style-type: none"> <li>Basement: 2.5 kN/sqm</li> <li>1st storey: 10.0 kN/sqm</li> <li>2nd - 4th storey: 7.5 kN/sqm</li> <li>Roof: 10.0 kN/sqm</li> </ul>
Ceiling Height	<ul style="list-style-type: none"> <li>IT Unit - Floor to false ceiling: 2.7 m - 3.0 m</li> <li>RU Unit - Floor to floor: 4.2 m</li> </ul>
Column Grid	<ul style="list-style-type: none"> <li>Approx. 7.2 m x 14.4 m</li> </ul>
Lifts	<ul style="list-style-type: none"> <li>Passenger lifts: 2 x 1,020 kg (15 persons)</li> <li>Cargo lift: 1 x 2,500 kg</li> </ul>
Loading Bay Facilities	<ul style="list-style-type: none"> <li>1 loading/unloading bay</li> </ul>
Parking Lots	<ul style="list-style-type: none"> <li>Car: Approx. 187</li> <li>Parking lot allocation: 1 lot per 100 sqm leased</li> </ul>
Air-Conditioning System	<ul style="list-style-type: none"> <li>IT unit: Mon to Fri (8am - 8pm) except Public Holidays</li> <li>Central chilled water tap-offs for research units at \$0.55 per RTH</li> </ul>
Power Supply Allocation	<ul style="list-style-type: none"> <li>Approx. 288 watts or 0.4 amps per sqm of lettable area (3-Phase)</li> </ul>
Provisions	<ul style="list-style-type: none"> <li>24-hours security surveillance</li> <li>Closed circuit TV system</li> </ul>
Amenities	<ul style="list-style-type: none"> <li>Cafeteria and childcare centre</li> </ul>

## TYPICAL FLOOR PLAN

- Leasable Area
- Riser
- Passenger Lift
- Cargo Lift
- Toilet
- AHU Room



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

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