

Prime Office Space with Amenities



- 7-storey building with 1 level of basement carpark

Modern buildings, offering regular unit sizes within International Business Park, with conference and meeting room facilities, an enhanced activated lobby space, a well-equipped gym as well as end of trip facilities. These amenities cater to the active lifestyle needs of today's workforce and provides an ideal environment for companies seeking to establish their business in Singapore.

ACCESSIBILITY

- Located next to upcoming Jurong Lake District, a commercial hub with a vibrant mix of office, retail, residential, hotel and entertainment
- Within 5 minutes' drive to Jurong East MRT station
- 5 minutes' drive from Ayer Rajah Expressway (AYE)
- 15 minutes' drive to City and 30 minutes' drive to Singapore Changi Airport via AYE

Estate Agent License No
L300887C

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Specifications



Floor Area	Total NLA : Approx. 21,817 sqm Typical Floor Plate : Approx. 3,547 sqm
Floor Loading	<p>Floor Loading</p> <ul style="list-style-type: none"> • 1st storey: 20.0 kN/sqm • 2nd storey: 10.0 kN/sqm • 3rd - 7th storey: 7.0 kN/sqm
Ceiling Height	<p>Floor to floor</p> <ul style="list-style-type: none"> • 1st storey: 4.9 m • 2nd - 7th storey: 3.85 m <p>Floor to false ceiling</p> <ul style="list-style-type: none"> • 1st storey: 3.5 m • 2nd - 6th storey: 2.8 m
Lifts	<ul style="list-style-type: none"> • Passenger lifts: 4 x 1,020 kg (15 persons) • Firemen lift: 1 x 545 kg • Cargo lift: 1 x 2,000 kg
Loading Bay facilities	<ul style="list-style-type: none"> • 2 loading/unloading bays with dock levellers
Parking Lots	<ul style="list-style-type: none"> • Car: Approx. 204 • Lorry: Approx. 5 • Parking lot allocation: 1 lot per 200 sqm leased
Air conditioning	<ul style="list-style-type: none"> • Central air-con system from Mon to Fri (8am to 6pm) and on Sat (8am to 1pm) except Public Holidays • Applicable after office hours - Weekday (6pm to 10pm) and Saturday (1pm to 6pm) at \$7.50 per hour per FCU - Weekday (beyond 10pm), Saturday (beyond 6pm) and Sunday & Public Holidays (from 8pm) at \$20 per hour per FCU
Power Supply Allocation	<ul style="list-style-type: none"> • Approx. 12,317 watts or 63 amps per unit (Single Phase) • 3 feeders supplying power to whole building. Each feeder of 2,000 amps
Provisions	<ul style="list-style-type: none"> • 24-hour security surveillance • Ceiling board and lightings
Amenities	<ul style="list-style-type: none"> • Café, auditorium, gym and meeting room within the building • End of trip facilities. i.e. shower and secured bicycle racks at B1 • Near developments such as JCube, JEM, Westgate, Big Box, the Devan Nair Institute for Employment & Employability and Genting Hotel Jurong

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