

Research Building with Roof Top Garden



4-storey T-shaped research building with a basement carpark and roof garden

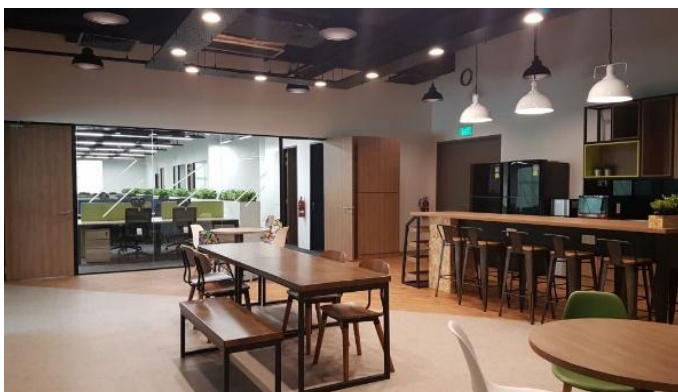


Research unit: Bare unit ideal for any R&D activities such as wet laboratory

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

Accessibility

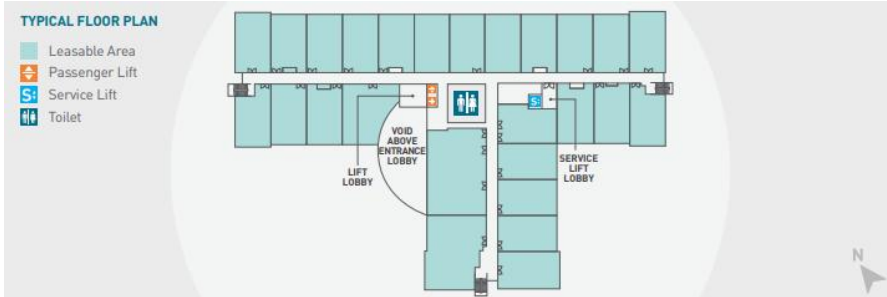
- Within 5 to 10 minutes' drive from National University of Singapore
- Nearest MRT : Har Par Villa MRT
- Shuttle services are also available in front of The Aries, to ferry tenants around the park and to nearby MRT stations and NUS.



SPECIFICATIONS



Floor Area	Total NLA: Approx. 11,686 sqm
Floor Loading	<ul style="list-style-type: none"> 1st storey: 10.0 kN/sqm 2nd - 4th storey: 7.5 kN/sqm
Ceiling Height	<p>Floor to slab soffi</p> <ul style="list-style-type: none"> 1st storey: 4.7 m 2nd & 3rd storey: 4.2 m <p>Floor to beam soffi</p> <ul style="list-style-type: none"> 1st storey: 4.2 m 2nd & 3rd storey: 3.8 m <p>Floor to false ceiling</p> <ul style="list-style-type: none"> 4th storey: 3.1 m
Column Grid	<ul style="list-style-type: none"> Approx. 7.8 m x 15.7 m Approx. 7.8 m x 12.3 m
Lifts	<ul style="list-style-type: none"> Passenger lifts: 2 x 1,155 kg (17 persons) Service lift: 1 x 2,040 kg
Loading Bay Facilities	<ul style="list-style-type: none"> 4 loading/unloading bay
Parking Lots	<ul style="list-style-type: none"> Car: Approx. 167 Parking lot allocation: 1 lot per 100 sqm leased
Power Supply Allocation	<ul style="list-style-type: none"> Approx. 374 watts or 0.52 amps per sqm of lettable area (3-Phase) Single feed
Provisions	<ul style="list-style-type: none"> Water supply tap-off points available within unit / water closet duct Telecommunication facilities: Tap-off point available within unit and TAS riser ducts
Amenities	<ul style="list-style-type: none"> Walking distance to food court and cafeteria



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