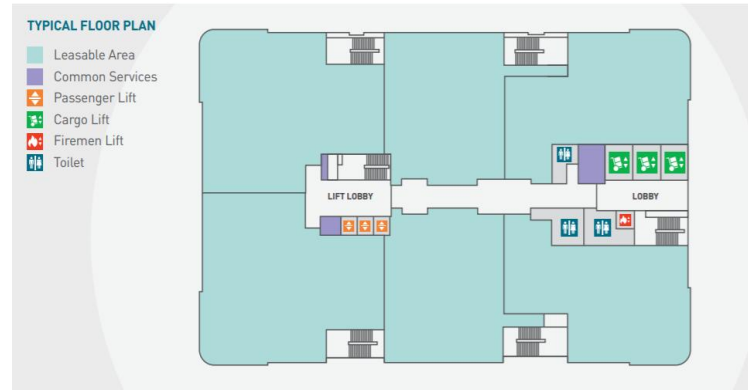


# Versatile Corporate Spaces for Diverse Needs



A fully air-conditioned 10-storey Hi-Specs industrial building, ideal for businesses looking for corporate image. Located along Jalan Bukit Merah, a popular residential area, and served by Ayer Rajah Expressway and Central Expressway connecting to various parts of Singapore. Walking distance to food centre, shopping facilities, fastfood outlets, MRT, bus interchange, library and banking facilities

# Specifications



## Specifications

### Floor Area

- Total NLA: Approx. 19,627 sqm

### Floor Loading

- 1st storey: 15.0 kN/sqm
- 2nd & 3rd storey: 10.0 kN/sqm
- 4th - 9th storey: 5.0 kN/sqm
- 10th storey: 5.0 kN/sqm, 2.5 kN/sqm at entrance and airwell

### Ceiling Height

- Floor to floor
- 1st & 3rd storey: 6.0 m
- 2nd storey: 4.0 m
- 4th - 10th storey: 4.0 m
- Floor to false ceiling
- 1st & 3rd storey: 4.5 m
- 2nd storey: 2.7 m
- 4th - 10th storey: 2.7 m Column Grid

## Lifts

- Passenger lifts: 3 x 1,000 kg (15 persons)
- Firemen lift: 1 x 1,000 kg (15 persons)
- Cargo lifts: 3 x 2,000 kg

## Loading Bay Facilities

- 4 loading/unloading bays with dock levellers

## Parking Lots

- Car: Approx. 166
- Motorcycle: Approx. 7
- Lorry: Approx. 4
- Parking lot allocation: 1 lot per 400 sqm leased

## Air-conditioning System

- Ceiling cassette type and VRV split air-conditioning unit

## Power Supply Allocation

- Approx. 175 watts or 0.3 amps per sqm of lettable area (3-Phase) Provisions
- 24-hour security surveillance
- Closed circuit TV system
- Common wet pantry
- Fibre-optics to MDF room

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

The information contained hereby is subject to change and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, the owner or its agent cannot be held responsible for any damage or loss suffered as a result of any inaccuracies in this documents. All interested parties shall make enquiries to satisfy themselves of any the information. Copyright@2012 .All rights reserved