

Prime Office Space in Jurong Gateway



An iconic project situated at the entrance of the Jurong Gateway Development

The building is within walking distance to Jurong East MRT station, IMM, JCube, JEM and various F&B outlets and retail shops at Jurong East Regional Centre



Accessibility

- Within walking distance to Jurong East MRT station, IMM, Jcube, JEM and various F&B outlets and retail shops at Jurong East Regional Centre
- 5 minutes' drive from Ayer Rajah Expressway (AYE)
- 15 minutes' drive to City and 30 minutes' drive to Singapore Changi Airport via AYE

Shuttle Bus Service

- Provided by JTC to Jurong East MRT station

*Estate Agent License No
L300887C*

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Specifications

Floor Area	<ul style="list-style-type: none"> Total NLA: Approx. 49,000 sqm <p>Typical Floor Plate</p> <ul style="list-style-type: none"> Approx 1,406 sqm to 11,480 sqm
Floor Load	<ul style="list-style-type: none"> 1st storey: 5.0 - 20.0 kN/sqm 2nd - 7th storey: 4.0 - 7.5 kN/sqm 8th storey: 1.5 - 4.0 kN/sqm
Ceiling Height	<p>Floor to false ceiling</p> <ul style="list-style-type: none"> 1st - 5th storey: Approx. 3.0 m 6th - 8th storey: Approx. 2.7 m
Column Grid	<ul style="list-style-type: none"> Approx 12.0 m x 9 m
Lift	<p>Passenger/Firemen lifts:</p> <ul style="list-style-type: none"> 7 x 1,050 kg (15 persons) 2 x 1,360 kg (15 persons) <p>Cargo lifts</p> <ul style="list-style-type: none"> 4 x 3,000 kg
Loading Bay Facilities	<ul style="list-style-type: none"> 10 loading/unloading bays with dock levellers
Parking Lots	<ul style="list-style-type: none"> Car: Approx. 448 Parking lot allocation: 1 lot per 200 sqm leased
Air-con System	<ul style="list-style-type: none"> Centralised air-con Mon to Fri (8am - 6pm) and Sat (8am - 1pm) except Public Holidays
Power Supply Allocation	<ul style="list-style-type: none"> Approx 60 watts or 0.14 amp per sqm of lettable area
Provisions	<ul style="list-style-type: none"> Closed circuit TV system
Amenities	<ul style="list-style-type: none"> Foodcourt, auditorium / seminar facilities and childcare centre Proximity to developments such as JCube, JEM, Westgate, Big Box, the Devan Nair Institute for Employment & Employability and Genting Hotel Jurong

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