



### INTRODUCTION

An 8-storey building with ancillary offices. The building accommodates ancillary office areas on the 7<sup>th</sup> storey, an air-conditioned canteen on the 8<sup>th</sup> storey and warehouse and manufacturing/ancillary office area on the remaining levels. The building is provided with fire protection systems, security services, M&E services, passenger and cargo lifts and connection to public utilities and telecommunication services.

### GENERAL INFORMATION

<b>Property Type</b>	General Industrial
<b>2008 Master Plan Zoning</b>	'Business 1' with plot ratio 2.5
<b>Land Tenure</b>	60 years (with effect from 1 September 1981)
<b>Land Area</b>	64,771 sq ft
<b>Gross Floor Area</b>	158,907 sq ft
<b>Lifts</b>	<ul style="list-style-type: none"> <li>▪ 1 fireman lift (1,150 kg)</li> <li>▪ 1 passenger lift (1,150 kg)</li> <li>▪ 2 cargo lifts (4,000 kg)</li> </ul>
<b>No. of Car Park Lots</b>	56 unsheltered car park lots
<b>Lorry &amp; Loading/Unloading Space</b>	<ul style="list-style-type: none"> <li>▪ 7 unsheltered lorry lots</li> <li>▪ 1 loading/unloading bay</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>▪ Well served by Pan-Island Expressway (PIE) and Kallang Paya Lebar Expressway (KPE)</li> <li>▪ Accessible via Aljunied MRT station along the East-West Line</li> </ul>

## BUILDING SPECIFICATIONS

### General Loading\*

Area	Design Live Load (kN/m <sup>2</sup> )
1 <sup>st</sup> storey	19.2
2 <sup>nd</sup> & 3 <sup>rd</sup> storeys	14.4
4 <sup>th</sup> – 6 <sup>th</sup> storeys	9.6
7 <sup>th</sup> – 8 <sup>th</sup> storeys	5.0

### Ceiling Height\*\*

Area	Floor to Floor Height (m)
1 <sup>st</sup> storey	4.6
2 <sup>nd</sup> & 3 <sup>rd</sup> storeys	4.5
4 <sup>th</sup> , 5 <sup>th</sup> , 6 <sup>th</sup> , 7 <sup>th</sup> & 8 <sup>th</sup> storeys	3.5

### Electrical

- Building powered by 3 Power Grid LT 1600A
- Battery-pack emergency lighting is provided throughout the building
- Lightning protection system provided at the roof top
- 250 KVA generator available

### Fire Protection

- Automatic fire alarm system
- Dry riser system
- Fire hose reel system

### Security

- Colour CCTV cameras complete with video recorder, sequencing switcher and video monitor

\*Based on structural plans

\*\*Based on BP plans