



INTRODUCTION

An 8-storey industrial building with a multi-storey car park at Levels 2 & 3. Prominent buildings nearby include Petro Centre, Acetech Centre, Cyber Centre, Borden Centre and K.H.Koh Industrial Building. The building is constructed of structural steel frame, reinforced concrete roof/metal roof supported on steel portal frames. Fenestration comprises aluminium framed glass/casement windows, timber and glass doors generally.

GENERAL INFORMATION

Property Type	High-tech Industrial
2008 Master Plan Zoning	'Business 1' with plot ratio 2.5
Land Tenure	99 years (with effect from 1 January 1962)
Land Area	25,157 sq ft
Gross Floor Area	73,928 sq ft
Lifts	<ul style="list-style-type: none"> ▪ 2 passenger lifts (1,000 kg) ▪ 1 firemen lift (1,600 kg)
No. of Car Park Lots	40 sheltered car park lots
Lorry & Loading/Unloading Space	3 lorry lots on loading/unloading bay
Accessibility	<ul style="list-style-type: none"> ▪ Accessible by Ayer Rajah Expressway ▪ Located near Redhill MRT station along East-West line

BUILDING SPECIFICATIONS
General Loading*

Area	Design Live Load (kN/m ²)
1 st storey lobby area	10.0
2 nd & 3 rd storey car park	2.5
4 th – 8 th storey office/production area	7.5

Ceiling Height**

Storey	Floor to Floor Height (m)
1 st storey lobby	5.0
2 nd – 3 rd storey office/production area	3.5
4 th – 8 th storey office/production area	4.2

Electrical

- One Main LT Switchboard (MSB) and Emergency Switchboard (EMSB)
- One 300KVA canopied generator located at the roof provides emergency backup to essential equipment and rooms
- Lightning protection system is provided at the roof top

Fire Protection

- Automatic fire alarm system
- Automatic sprinkler system

Security

- The building is provided with cable ready system, CCTV and auto gate barrier system

*Based on structural plans

**Based on BP plans