



INTRODUCTION

A 6-storey industrial building with a ground level car park. Prominent development nearby includes Australian International School. The building has a large floor plate of approximately 13,000 sq ft per bay and large expanse of roof space to accommodate equipment facilities (satellite dishes). Thus, the building is suitable for a wide range of industrial activities (R&D, high-tech industrial and warehousing).

GENERAL INFORMATION

Property Type	High-tech Industrial
2008 Master Plan Zoning	'Business 1' with plot ratio 2.5
Land Tenure	45 years with effect from 26 November 2010
Land Area	428,370 sq ft
Gross Floor Area	810,710 sq ft
Lifts	<ul style="list-style-type: none"> ▪ 18 passenger lifts (1,350 kg) and 2 passenger lifts (630kg) ▪ 15 goods lifts (1,350 kg/ 4,000 kg) ▪ 8 fire lifts (1,350/700kg)
No. of Car Park Lots	<ul style="list-style-type: none"> ▪ 490 sheltered car park lots with 2 handicap lots (1st storey) ▪ 73 open air car park lots (3rd storey)
Lorry & Loading/Unloading Space	<ul style="list-style-type: none"> ▪ 35 lorry lots with 14 dock levellers on the loading and unloading bay
Accessibility	<ul style="list-style-type: none"> ▪ Located opposite Lorong Chuan MRT along the Circle Line ▪ Accessible via the Central Expressway
Amenities	<ul style="list-style-type: none"> ▪ 1 canteen ▪ 1 café ▪ 2 tennis courts ▪ 1 multi-purpose hall

BUILDING SPECIFICATIONS
General Loading*

Area	Design Live Load (kN/m ²)
2 nd – 6 th storeys office (Lobby A)	7.5
2 nd – 3 rd storeys production area (Lobbies B to G)	12.5
4 th – 6 th storeys production area (Lobbies B to G)	7.5

Ceiling Height**

Area	Approximate Height
1 st storey lobby	4.60m
2 nd – 6 th storeys office/production area	4.80m

Electrical

- The building is supplied with high tension (HT) power supply from Power Grid 22KV
- The building is installed with two 750kVA standby generators

Fire Protection

- Automatic fire sprinkler system
- Automatic fire alarm system
- Hydrant system

Security

- CCTV cameras complete with digital video recorder
- Guard tour system
- EM lock for staircases

*Based on structural plans

**Based on BP plans