



INTRODUCTION

An 8-storey light industrial building with ancillary office. It is located on the western side of Ubi Road 1, off Paya Lebar Road, approximately 9 km from the city centre. Nearby the property are Jalan Eunos, Kembangan and Kaki Bukit HDB estates.

GENERAL INFORMATION

Property Type	General Industrial
2008 Master Plan Zoning	'Business 1' with plot ratio 2.5
Land Tenure	30 + 30 years (with effect from 1 January 1992)
Land Area	55,284 sq ft
Gross Floor Area	135,513 sq ft
Lifts	<ul style="list-style-type: none"> ▪ 2 passenger lifts (750 kg) ▪ 2 cargo lifts (1,995 kg)
No. of Car Park Lots	<ul style="list-style-type: none"> ▪ 28 car park lots
No. of Lorry Lots	<ul style="list-style-type: none"> ▪ 4 lorry lots
Accessibility	<ul style="list-style-type: none"> ▪ Well-served by Pan-Island Expressway ▪ Accessible by MacPherson MRT station along the Circle line

BUILDING SPECIFICATIONS

General Loading*

Area	Design Live Load (kN/m ²)
1 st – 8 th storey office	3.5
1 st – 5 th store warehouse	10.0
7 th storey warehouse	5.0
8 th storey warehouse	7.5

Ceiling Height**

Area	Floor to Floor Height (m)
1 st storey office	3.5
1 st storey warehouse	6.0
2 nd storey office	3.0
3 rd – 8 th storey	3.6
3 rd – 5 th & 7 th – 8 th storey warehouse	4.6

Electrical

- 22KV SP PowerGrid sub-station
- Lightning protection system

Fire Protection

- Automatic fire alarm system
- Hose reel system
- Hydrant system
- Fire extinguishers

*Based on structural plans

**Based on BP plans