


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