



INTRODUCTION

A 5-storey industrial building with a mezzanine level. It is approximately 12.0 km from the city centre. Nearby the property are Serangoon North and Ang Mo Kio HDB estates.

GENERAL INFORMATION

Property Type	High-tech Industrial
2008 Master Plan Zoning	'Business 1' with plot ratio 2.5
Land Tenure	30 + 20 years 15 days (with effect from 16 September 2006)
Land Area	64,579 sq ft
Gross Floor Area	159,384 sq ft
Lifts	<ul style="list-style-type: none"> ▪ 2 passenger lifts (900 kg) ▪ 2 cargo lifts (3,000 kg)
No. of Car Park Lots	23 car park lots
No. of Lorry Lots	5 lorry lots
Accessibility	<ul style="list-style-type: none"> ▪ Well-served by Central Expressway and Seletar Expressway ▪ Accessible by Ang Mo Kio MRT station along the North-South line

BUILDING SPECIFICATIONS

General Loading*

Area	Design Live Load (kN/m ²)
1 st storey office	5.0
1 st storey production	15.0
2 nd – 5 th storey office	2.5
2 nd – 5 th storey production	10.0

Ceiling Height**

Area	Floor to Floor Height (m)
1 st – 5 th storey office	4.0
1 st storey production	7.0
2 nd , 3 rd & 5 th storey production	6.0
4 th storey production	4.0

Electrical

- SPPG HT/LT substation
- EMSB & emergency backup diesel generator
- Lightning protection system

Fire Protection

- Automatic fire sprinkler system
- Automatic fire alarm system
- Fire hydrant system
- Dry riser system

*Based on structural plans

**Based on BP plans