



### INTRODUCTION

A 4-storey light industrial building with a 6-storey annex. The property is within close proximity of research and development centres such as GMTI Building, Haw Par Technocentre, Biopolis and Fusionopolis at One-North. Other notable buildings within the area are National University of Singapore and Singapore Polytechnic. The building is constructed of reinforced concrete framework and floors, brick infill walls and reinforced concrete roof/metal roof supported on steel portal frames. Fenestration comprises aluminium framed glass/casement windows, timber/glass doors and roller shutters generally.

### GENERAL INFORMATION

<b>Property Type</b>	High-tech Industrial
<b>2008 Master Plan Zoning</b>	'Business 1' with plot ratio 2.5
<b>Land Tenure</b>	30+23 years (with effect from 1 February 2006)
<b>Land Area</b>	64,773 sq ft
<b>Gross Floor Area</b>	161,815 sq ft
<b>Lifts</b>	<ul style="list-style-type: none"> <li>▪ 2 passenger lifts (1,000 kg)</li> <li>▪ 1 cargo lift (3,000 kg)</li> <li>▪ All lifts are equipped with EBOPs and ARD</li> </ul>
<b>No. of Car Park Lots</b>	<ul style="list-style-type: none"> <li>▪ 17 sheltered car park lots</li> <li>▪ 14 non-sheltered car park lots (Include 1 handicap car park lot)</li> </ul>
<b>Lorry &amp; Loading/Unloading Space</b>	<ul style="list-style-type: none"> <li>▪ 6 lorry lots</li> <li>▪ 3 loading/unloading lots</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>▪ Located near Commonwealth MRT station along East-West line</li> <li>▪ Accessible via Ayer Rajah Expressway</li> </ul>

**BUILDING SPECIFICATIONS**
**General Loading\***

Area	Storey	Design Live Load (kN/m <sup>2</sup> )
Main building	1 <sup>st</sup> storey	20.0
	2 <sup>nd</sup> & 3 <sup>rd</sup> storeys	10.0
	4 <sup>th</sup> storey	4.0
Annex	2 <sup>nd</sup> & 3 <sup>rd</sup> storeys	10.0
	4 <sup>th</sup> storey	4.0
	5 <sup>th</sup> & 6 <sup>th</sup> storeys	5.0

**Ceiling Height\*\***

Area	Storey	Floor to Floor Height (m)
Main building	1 <sup>st</sup> storey	6.0
	2 <sup>nd</sup> & 3 <sup>rd</sup> storeys	4.0
	4 <sup>th</sup> storey	3.5
Annex	1 <sup>st</sup> storey	6.0
	2 <sup>nd</sup> & 3 <sup>rd</sup> storeys	4.0
	4 <sup>th</sup> , 5 <sup>th</sup> & 6 <sup>th</sup> storeys	3.7

**Electrical**

- The building is powered by 2 Power Grid LT 1500A incoming cables
- Battery-pack emergency lighting is provided throughout the building
- Lightning protection system is provided at the roof top

**Fire Protection**

- Automatic fire alarm system
- Dry riser system

**Security**

- Colour CCTV cameras complete with video recorder, sequencing switcher and video monitor are provided

\*Based on structural plans

\*\*Based on BP plans