


**INTRODUCTION**

A 6-storey building with a basement carpark. It is situated within Tai Seng Industrial Estate and about 3 minutes' drive from Tai Seng MRT station. The building accommodates warehouse and production/ancillary office units on the 1<sup>st</sup> storey, a data centre/ancillary office unit on the 5<sup>th</sup> storey and warehouse, production/ancillary office units on the remaining levels. The building is provided with fire protection systems, security services, conventional AHU air-conditioning systems, M&E services, passenger, cargo and fireman lifts and connection to public utilities and telecommunication services.

**GENERAL INFORMATION**

<b>Property Type</b>	High-tech Industrial
<b>2008 Master Plan Zoning</b>	'Business 2' with plot ratio 2.5
<b>Land Tenure</b>	30+30 years (with effect from 1 June 1995)
<b>Land Area</b>	87,498 sq ft
<b>Gross Floor Area</b>	218,905 sq ft
<b>Lifts</b>	<ul style="list-style-type: none"> <li>▪ 4 passenger lifts (1,155 kg)</li> <li>▪ 4 goods lifts (3,000 kg)</li> <li>▪ All lifts equipped with EBOPs</li> </ul>
<b>No. of Car Park Lots</b>	104 and 1 handicap sheltered car park lots
<b>Lorry &amp; Loading/Unloading Space</b>	5 lorry lots and 6 loading/unloading bays provided at 1 <sup>st</sup> storey
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>▪ Near Tai Seng MRT station along Circle Line</li> <li>▪ Accessible via Pan-Island Expressway and Kallang Paya-Lebar Expressway</li> </ul>

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

Area	Design Live Load (kN/m <sup>2</sup> )
Loading/Unloading bay & 1 <sup>st</sup> storey warehouse	20.0
1 <sup>st</sup> – 2 <sup>nd</sup> storey ancillary office & 3 <sup>rd</sup> – 6 <sup>th</sup> storey warehouse	12.5

**Ceiling Height\*\***

Storey	Floor to Floor Height (m)
Basement - 1 <sup>st</sup> storey	3.3
1 <sup>st</sup> – 2 <sup>nd</sup> storey	8.0
2 <sup>nd</sup> – 3 <sup>rd</sup> storey	6.0
3 <sup>rd</sup> – 4 <sup>th</sup> storey	
4 <sup>th</sup> – 5 <sup>th</sup> storey	
5 <sup>th</sup> – 6 <sup>th</sup> storey	
6 <sup>th</sup> storey - roof	

**Electrical**

- Powered by 2 Power Grid HT22kV incoming cables located at 1<sup>st</sup> storey HT switch room
- The building is licensed for an approved load of 2,380kV at 400V
- Battery-pack emergency lighting is provided throughout the building

**Fire Protection**

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

**Security**

- CCTV systems
- Guard tour systems

\*Based on structural plans

\*\*Based on BP plans