



INTRODUCTION

A 7-storey light industrial building with two basement storeys. Amenities such as wet market, food centres and retail shops are available at the Bedok Town Centre. With a large floor plate, the building can cater to a wide range of industrial activities such as cold room, R&D, high-tech industrial and warehousing.

GENERAL INFORMATION

Property Type	High-tech Industrial
2008 Master Plan Zoning	'Business 1' with plot ratio 2.5
Land Tenure	30 + 29 years (with effect from 16 April 2001)
Land Area	113,689 sq ft
Gross Floor Area	327,575 sq ft
Lifts	<ul style="list-style-type: none"> ▪ 3 passenger lifts (2 x 1,360 kg and 1 x 3,000 kg) ▪ 1 fireman lift (3,000kg) ▪ 1 cargo lift (5,000 kg)
No. of Car Park Lots	135 car park lots
No. of Lorry Lots	8 lorry lots (Including loading bay lot suitable for 40-footer lorry)
Accessibility	<ul style="list-style-type: none"> ▪ Well-served by the Pan-Island and Kallang-Paya Lebar Expressways ▪ Accessible by Bedok and Kembangan MRT stations along the East-West line, and the Bedok North MRT station along the upcoming Downtown line

BUILDING SPECIFICATIONS
General Loading*

Area	Design Live Load (kN/m ²)
Basement 1 production area & Basement 2 car park	2.5
1 st storey production area	15.0
2 nd storey ancillary office	5.0 / 7.5
3 rd – 6 th storey ancillary office	5.0
3 rd – 6 th storey production	10.0
7 th storey canteen	5.0

Ceiling Height**

Area	Floor to Floor Height (m)
Basement 1	4.2
1 st , 2 nd , 3 rd , 4 th , 5 th , 6 th and 7 th storey	5.5

Electrical

- Building Automation System (BAS)
- SPPG HT substation
- 2 nos 750KVA emergency backup generators
- Lightning protection system

Fire Protection

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

*Based on structural plans

**Based on BP plans