

978 TOA PAYOH NORTH SINGAPORE 319001



Toa Payoh North 1 was transformed into a hi-tech industrial cluster. The asset enhancement initiative involved the development of a new eight-storey hi-tech industrial building, a five-storey amenity block comprising of production units, a canteen and a multi-storey car park.

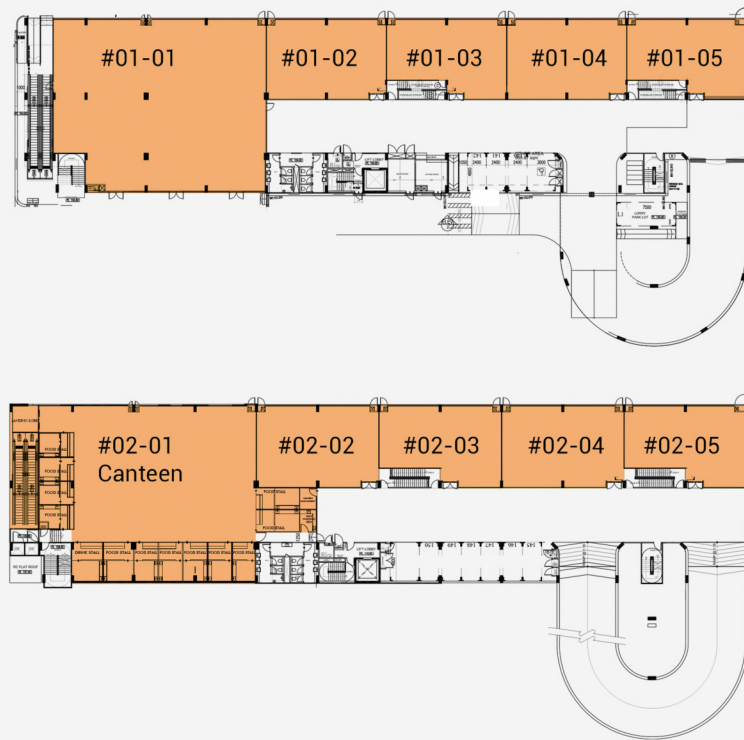
Conveniently located in Toa Payoh and within close proximity to Bishan, this cluster benefits from a wide range of convenient amenities such as food outlets, retail centres and banks. Enjoy excellent connectivity via Braddell MRT Station (NS18) and Toa Payoh Bus Interchange and major expressways such as CTE, KPE and PIE.

LOCATION MAP



TYPICAL FLOOR PLAN

 Net Lettable Area



GENERAL INFORMATION

FLOOR LOADING

- 1st & 2nd Storey Production : 15.0kN/m²
- 1st Storey Driveway & Ramp : 10.0kN/m²
- 2nd Storey Driveway : 10.0kN/m²
- 2nd - 5th Storey Ramp : 5.0kN/m²

POWER SUPPLY

- 120VA/sqm, 0.015amp 3 Phase/sqf for production (include AC load)
- 175VA/sqm, 0.022amp 3 Phase/sqf for canteen (include AC & Kitchen Exhaust Load)

FLOOR TO FLOOR HEIGHT

- 1st Storey : 6.3m
- 2nd Storey : 4.9m

AIR-CON PROVISION

- VRV Air-conditioning to lift lobby

TELEPHONE

- 10 Pairs Cat 5e for Production area

NO. OF LIFT(S) / LIFT CAPACITY (APPROX)

- 1 Service Lift / 20 pax
- Escalators lead to 2nd storey

LOADING / UNLOADING BAY

- 2

WINDOW

- Power coated aluminium framed window with 10.76mm tinted low e-laminated glass

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LOCATION MAP



TYPICAL FLOOR PLAN

- Net Lettable Area
- Passenger Lifts
- Service Lift
- Fire Lift



i GENERAL INFORMATION

FLOOR LOADING

- 1st Storey General : 15.0kN/m²
- 2nd Storey Car Park : 5.0kN/m²
- 3rd - 8th Storey Production : 7.5kN/m²

POWER SUPPLY

- 75VA/sqm, 0.010amp 3 Phase/sqf for production (exclude AC load)

FLOOR TO CEILING HEIGHT

- 3rd - 8th Storey : 4.0 m

INTERNAL FINISHES

- Plaster ceiling boards and lightings

AIR-CON PROVISION

- Central Air-conditioning to Production Unit & Typical Lift Lobby

TELEPHONE

- 10 Pairs Cat 5e for Production area

NO. OF LIFT(S) / LIFT CAPACITY (APPROX)

- 3 Passenger lifts / 17pax
- 1 Goods lift / 2000kg / 2tonnes

LOADING / UNLOADING BAY

- 2

WINDOW

- Power coated aluminium framed window with 10.76mm tinted low e-laminated glass

PANTRY

- 1 pantry per floor
- 1 counter complete with sink with tap mixer