



## 10 TOH GUAN ROAD

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10 Toh Guan Road is prominently located next to the upcoming Jurong Lake District, a commercial hub with a vibrant mix of office, retail, residential, hotel, and entertainment serving Singapore's western region.

The six-storey high-specification building is easily accessible via major expressways such as AYE and PIE. In addition, 10 Toh Guan Road is in close proximity to the Jurong East MRT station and Jurong East Bus Interchange.

10 Toh Guan Road  
Singapore 608838





### ACCESSIBILITY

- Within 5 minutes' drive to Ayer Rajah and Pan-Island Expressways, and Jurong East MRT station

### BUILDING SPECIFICATIONS

#### Type of Building

- 10-storey office tower cum 6-storey hi-specs industrial space with showroom space on ground floor
- Link to ramp-up carpark

#### Floor Area

- Total NLA: Approx. 39,955 sqm

#### Typical Floor Plate

- Showroom (1st storey): Approx. 7,581 sqm
- Production (2nd - 6th storey): Approx. 4,500 sqm - 6,500 sqm
- Ancillary Office: Approx. 1,017 sqm

### Floor Loading

- Showroom (1st storey): 20.0 kN/sqm
- Production (2nd - 6th storey): 12.5 kN/sqm
- Ancillary Office: 5.0 kN/sqm

### Ceiling Height

- Floor to floor
  - Showroom (1st storey): 9.5 m
  - Production (2nd - 6th storey): 6.8 m
  - Ancillary Office: 3.8 m

### Column Grid

- Approx. 11.5m / 22m x 12.0 m (Production)

### Lifts

- Passenger/firemen lifts: 10 x 1,360 kg (20 persons)
- Cargo lifts: 4 x 5,000 kg
  - Dimension: 3.9 m (W) x 4.44 m (D) x 2.8 (H)
  - Lift car door size: 3.9 m (W) x 2.8 (H)

### Loading Bay Facilities

- 6 loading/unloading bays

### Parking Lots

- Car: Approx. 338 (233 multi-storey & 105 basement)
- Motorcycle: Approx. 36
- Parking lot allocation: 1 lot per 200 sqm leased

### Air-conditioning System

- Bare unit
  - Tenant to install AHU/s and ducting. Provision of chilled water tap-off for subject development
- Air-con unit
  - Central air-conditioning system
  - Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays

### Air-conditioning Charges

- \$80 per hour outside standard operating hours (min. 2 hours)

### Power Supply Allocation

- Hi-specs Industrial (includes A/C): 185 watts per sqm of lettable area
- Showroom (includes A/C): 185 watts per sqm of lettable area
- Common Corridor: 25 watts per sqm of lettable area

### Provisions

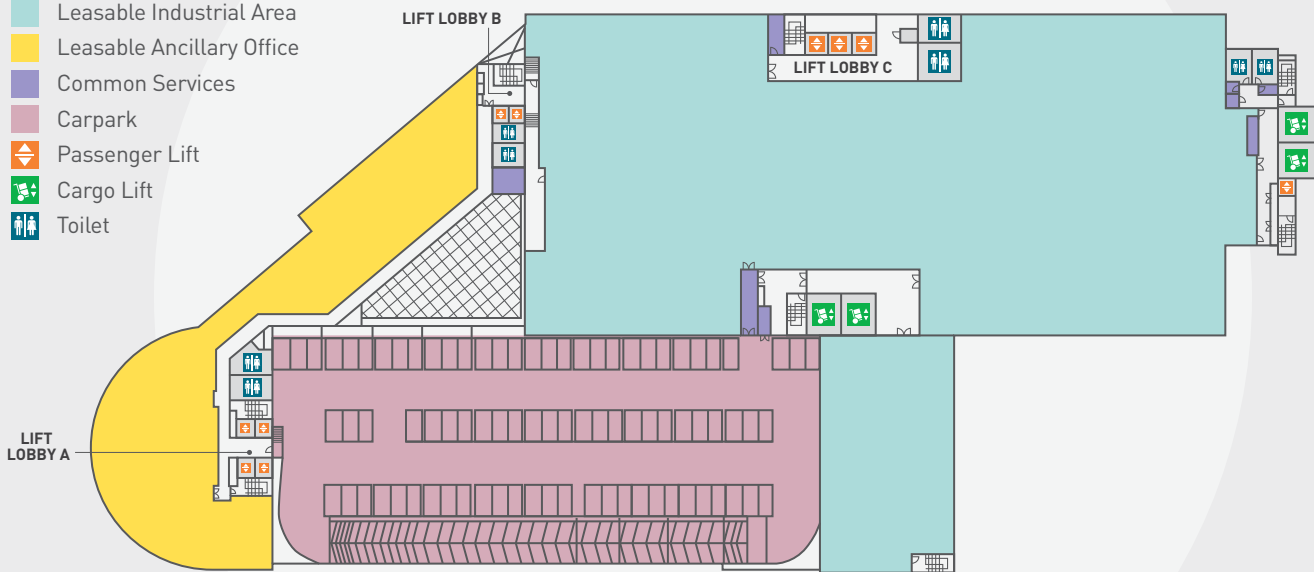
- 24-hour security surveillance
- Closed circuit TV system

### Amenities

- Canteen and childcare centre

### TYPICAL FLOOR PLAN

- Leasable Industrial Area
- Leasable Ancillary Office
- Common Services
- Carpark
- Passenger Lift
- Cargo Lift
- Toilet



Leasing Enquiries: 6508 8686 or [sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com)

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