



## 2 SENOKO SOUTH ROAD

2 Senoko South Road is a ready-built flatted facility located in the designated food zone in Woodlands East Food Zone. It is well connected to Bukit Timah Expressway and Seletar Expressway.

The development is purpose-built for companies that require central kitchen for catering, processing and manufacturing of food products.

2 Senoko South Road  
Singapore 758096





### ACCESSIBILITY

- Located along the main thoroughfare of Admiralty Road West
- 5 minutes' drive to Seletar Expressway, Bukit Timah Expressway and future North-South Expressway
- 5 minutes' drive to Admiralty and Sembawang MRT stations

### BUILDING SPECIFICATIONS

#### Type of Building

- 7-storey food facility suitable for food manufacturing and processing

#### Floor Area

- Total NLA: Approx. 17,840 sqm

#### Typical Floor Plate

- 1st storey: 2,242 sqm
- 2nd storey (office): 704 sqm
- 3rd & 4th storey: 3,465 sqm
- 5th & 6th storey: 3,042 sqm
- 7th storey: 1,879 sqm

### Floor Loading

- 1st storey: 12.5 kN/sqm
- 2nd storey (office): 5.0 kN/sqm
- 3rd - 7th storey: 12.5 kN/sqm

### Ceiling Height

- Floor to floor
  - 1st storey: 8.1 m
  - 2nd storey: 4.3 m
  - 3rd - 6th storey: 7.0 m
  - 7th storey: 4.5 m

### Column Grid

- Approx. 8.0 m x 17.0 m

### Lifts

- Passenger lifts
  - 1 x 885 kg (13 persons)
  - 1 x 1,020 kg (15 persons)
- Cargo lifts
  - Raw materials: 5 x 2,500 kg
  - Finished goods: 3 x 2,500 kg
  - Dimension: 2.25 m (W) x 2.25 m (D) x 2.25 m (H)
  - Lift car door size: 2.1 m (W) x 2.4 m (H)

### Loading Bay Facilities

- Raw materials: 6 bays with 6 dock levellers
- Finished goods: 5 bays with 4 dock levellers

### Parking Lots

- Car: Approx. 39
- Lorry: Approx. 3
- Allocation: 1 lot for every 500 sqm leased

### Power Supply Allocation

- Approx. 400 amps (3-Phase)

### Provisions

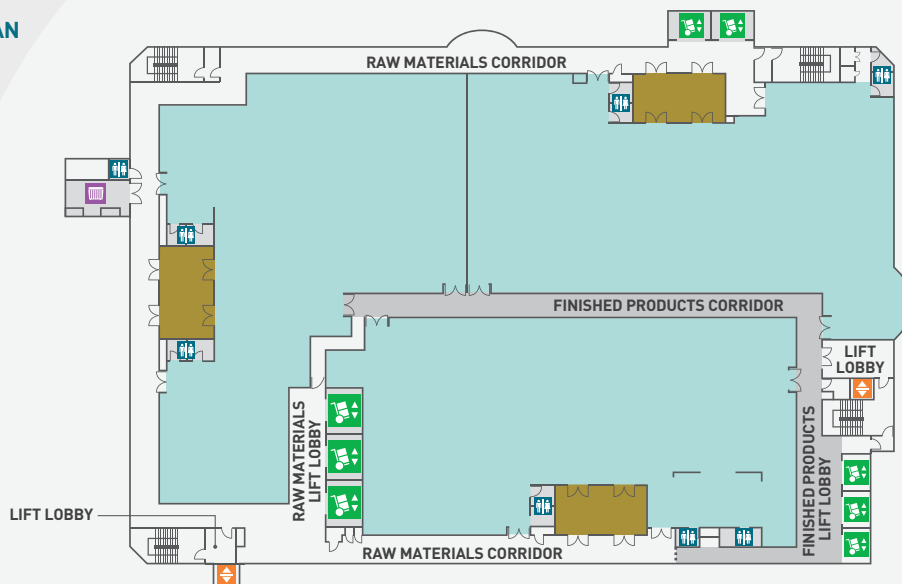
- Gas Supply: Liquefied petroleum gas
- Dedicated exhaust shaft and waste room
- Dedicated washrooms
- Floor traps available
- Common grease trap: 2 nos.
- Compliance to HACCP principles
- Sprinkler, hosereel, fire extinguisher and dry riser system

### Amenities

- Canteen within walking distance

### TYPICAL FLOOR PLAN

- Leasable Area
- Waste Room
- Refuse Room
- Passenger Lift
- Cargo Lift
- Toilet



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