



3 TAI SENG DRIVE

3 Tai Seng Drive is a six-storey light industrial cum office building. A 10-minute walk away from Tai Seng MRT station, it is also well-connected to Kallang-Paya Lebar, Pan-Island and Central Expressways.

3 Tai Seng Drive
Singapore 535216





ACCESSIBILITY

- 10 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport
- Easily accessible to Kallang-Paya Lebar and Pan-Island Expressways
- 10 minutes' walk to Tai Seng MRT station
- Bus nos. 25, 51, 55, 87, 151 along Hougang Ave 3 and nos. 90, 93, 151 along Airport Road

BUILDING SPECIFICATIONS

Type of Building

- 6-storey light industrial building with 1 level of basement carpark

Floor Area

- Total NLA: Approx. 11,845 sqm

Floor Loading

- 1st storey: 15.0 kN/sqm
- 2nd storey: 7.5 kN/sqm
- 3rd & 4th storey: 10.0 kN/sqm
- 5th & 6th storey: 7.5 kN/sqm

Ceiling Height

- Floor to floor
 - 1st storey: 8.2 - 9.2 m
 - 2nd - 6th storey: 4.6 m

Column Grid

- Approx. 7.9 m by 10.2 m

Lifts

- Passenger lifts: 2 x 1,050 kg (15 Persons)
- Cargo lifts: 2 x 3,000 kg
 - Dimension: 2.9 m (W) x 3.95 m (D) x 2.6 m (H)
 - Lift car door size: 2.9 m (W) x 2.6 m (H)

Loading Bay Facilities

- 2 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 145 (77 basement & 68 open surface)
- Motorcycle: Approx. 16
- Lorry: Approx. 10
- Parking lot allocation: 1 lot per 200 sqm leased

Power Supply Allocation

- Approx. 200 amps per floor (3-Phase)

Provisions

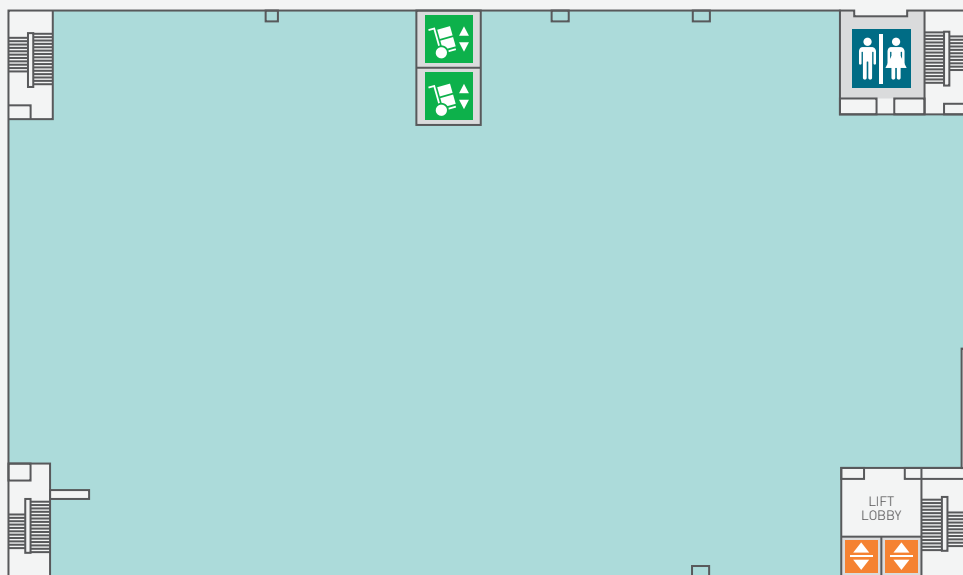
- Automatic sprinkler system
- Emergency and exit lights at common areas, carpark and plantrooms, etc
- CCTV and 24-hour security surveillance

Amenities

- Walking distance to F&B and retail outlets

TYPICAL FLOOR PLAN

- Leasable Area
- Passenger Lift
- Cargo Lift
- Toilet



Leasing Enquiries: 6508 8686 or sg.marketing@capitaland.com

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