



31 UBI ROAD 1

31 Ubi Road 1 is located off Paya Lebar Road, within the business and industrial hub of Ubi, which is part of the central-eastern manufacturing heartland of Singapore that includes Kaki Bukit, Ubi, Tai Seng, Kallang and Changi. It is easily accessible to the Pan-Island, East Coast Parkway and Kallang-Paya Lebar Expressways.

31 Ubi Road 1
Singapore 408694





ACCESSIBILITY

- Easily accessible to Pan-Island and Kallang-Paya Lebar Expressways
- 5 minutes' walk to Macpherson MRT station (Circle Line and Downtown Line)
- 15 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport

BUILDING SPECIFICATIONS

Type of Building

- Main block of 4 storeys and Annex block of 9 storeys

Floor Area

- Total NLA: Approx. 12,987 sqm

Floor Loading

- Main Block
 - 1st storey: 10.0 kN/sqm
 - 2nd storey: 7.5 kN/sqm
 - 3rd & 4th storey: 10.0 kN/sqm
- Annex Block
 - 1st & 2nd storey: 7.5 kN/sqm
 - 3rd & 4th storey: 10.0 kN/sqm
 - 5th - 9th storey: 7.5 kN/sqm

Ceiling Height

- Floor to floor
 - Main Block
 - 1st - 4th storey: 4.0 m
 - Annex Block
 - 1st - 9th storey: 4.0 m
- Floor to false ceiling
 - Main Block
 - 1st - 4th storey: 2.6 m
 - Annex Block
 - 1st - 9th storey: 2.6 m

Typical Floor Plate

- Main Block: 1,349 sqm – 2,183 sqm
- Annex Block: 527 sqm – 904 sqm

Lifts

- Passenger lifts: 3 x 1,250 kg (13 persons) (1 x Main Block and 2 x Annex Block)
- Cargo lifts: 2 x 1,500 kg
 - Dimension: 2.3 m (W) x 2.0 m (D) x 2.5 m (H)
 - Lift car door size: 1.7 m (W) x 2.2 m (H) (1 x Main Block and 1 x Annex Block)

Loading Bay Facilities

- 5 loading/unloading bays with 2 dock levellers (3 x Main Block and 2 x Annex Block)

Parking Lots

- Car: Approx. 60
- Parking lot allocation: 1 lot per 250 sqm leased

Air-conditioning System

- Water cooled package units
- Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays

Air-conditioning Charges

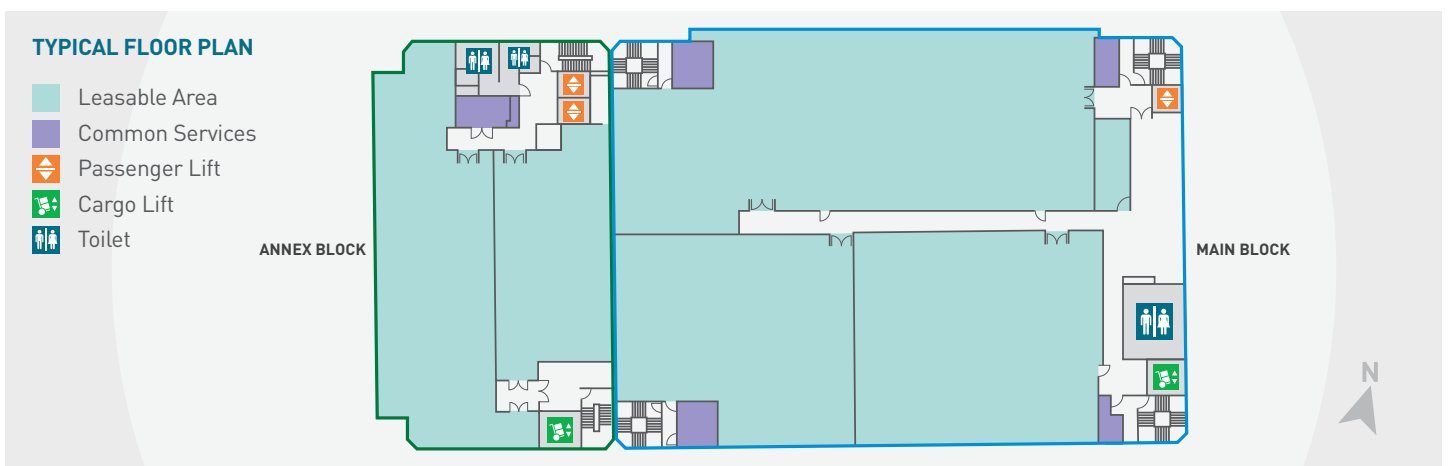
- \$55 per AHU/hr outside standard operation hours (minimum 2 AHUs)

Provisions

- Sprinkler system (Annex Block)
- Smoke Detector System (Main Block)

Amenities

- F&B outlet within the building and other eateries (e.g. coffee shops) within 3 minutes' walk



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

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