



31 INTERNATIONAL BUSINESS PARK

31 International Business Park is an iconic project situated at the entrance of the Jurong Gateway development. The building is within walking distance to Jurong East MRT station, IMM, JCube, JEM and various F&B outlets and retail shops at Jurong East Regional Centre.

The building houses amenities such as childcare centre, food court and auditorium.

31 International Business Park
Singapore 609921





Typical Floor Plate

- Approx. 1,406 sqm to 11,480 sqm

Ceiling Height

- Floor to false ceiling
 - 1st - 5th storey: Approx. 3.0 m
 - 6th - 8th storey: Approx. 2.7 m

Column Grid

- Approx. 12.5 m x 9.0 m

Lifts

- Passenger/Firemen lifts: 7 x 1,050 kg (15 persons)
2 x 1,360 kg (15 persons)
- Cargo lifts: 4 x 3,000 kg
 - Dimension: 4.0 m (W) x 3.0 m (D) x 2.5 m (H)
 - Lift car door size: 2.5 m (W) x 1.8 m (H)

Loading Bay Facilities

- 10 loading / unloading bays with dock levellers

Parking Lots

- Car: Approx. 448
- Parking lot allocation: 1 lot per 200 sqm leased

ACCESSIBILITY

- Within walking distance to Jurong East MRT station, IMM, Jcube, JEM and various F&B outlets and retail shops at Jurong East Regional Centre
- 5 minutes' drive from Ayer Rajah Expressway (AYE)
- 15 minutes' drive to City and 30 minutes' drive to Singapore Changi Airport via AYE

Shuttle Bus Services

- Provided by JTC to Jurong East MRT station

BUILDING SPECIFICATIONS

Type of Building

- Part 7-storey and part 8-storey building with basement carpark

Floor Area

- Total NLA: Approx. 49,000 sqm

Floor Loading

- 1st storey: 5.0 - 20.0 kN/sqm
- 2nd - 7th storey: 4.0 - 7.5 kN/sqm
- 8th storey: 1.5 - 4.0 kN/sqm

Air-conditioning System

- Central air-con system from Mon to Fri (8am to 6pm) and on Sat (8am to 1pm) except Public Holidays

Air-conditioning Charges

- Applicable after office hours
 - Weekday after 6pm: \$80 per AHU per hour
 - Saturday, Sunday & Public Holidays: \$150 per AHU per hour

Power Supply Allocation

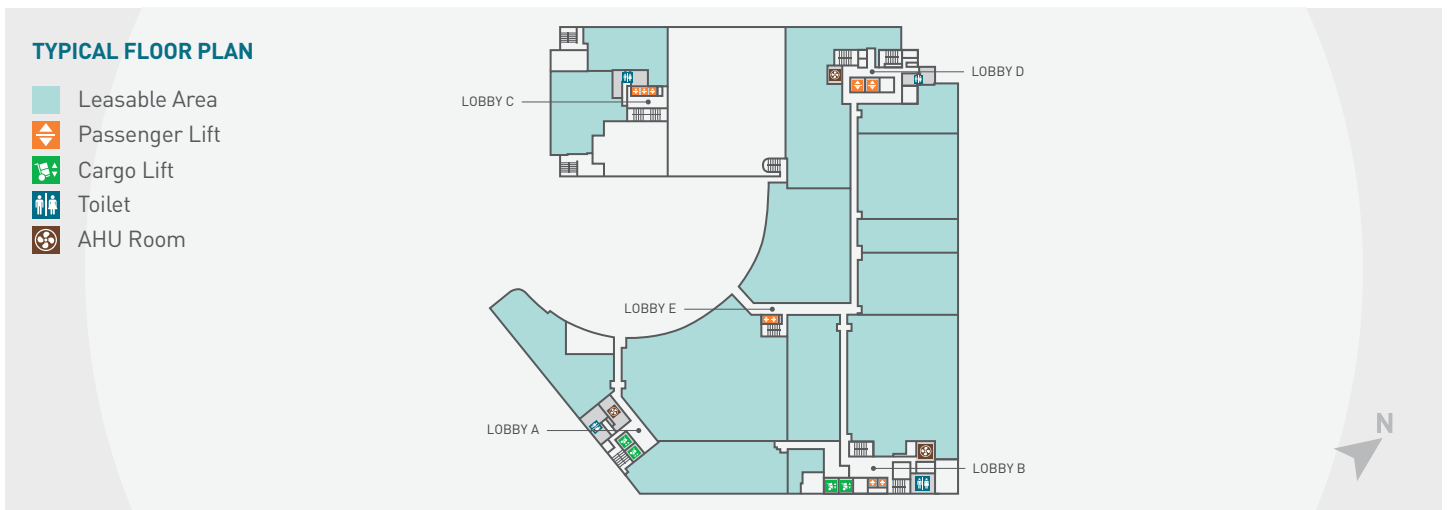
- Approx. 60 watts or 0.14 amps per sqm of lettable area

Provisions

- Closed circuit TV system

Amenities

- Foodcourt, auditorium / seminar facilities and childcare centre
- Proximity to developments such as JCube, JEM, Westgate, Big Box, the Devan Nair Institute for Employment & Employability and Genting Hotel Jurong



Leasing Enquiries sg.marketing@capitaland.com 6508 8686 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

Disclaimer

The Developer makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and neither the Developer nor their appointed Marketing Agents can be held for any inaccuracies, changes, losses or damages arising therefrom.