



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

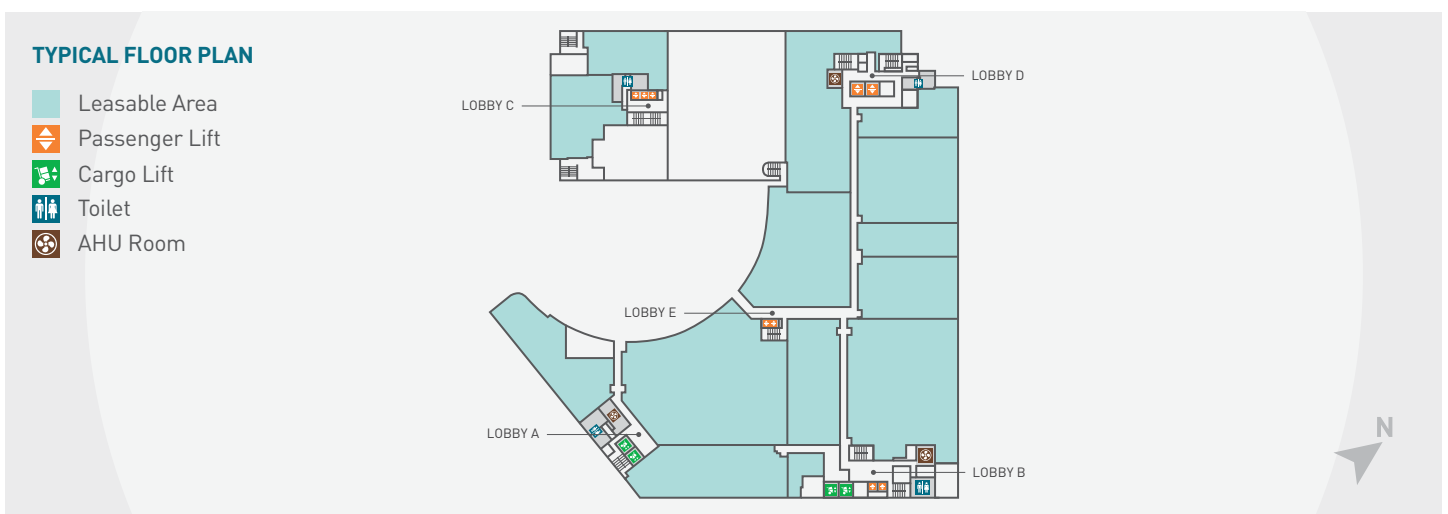
- Approx. 60 watts or 0.14 amps per sqm of lettable area

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



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