



5 TOH GUAN ROAD EAST

5 Toh Guan Road East, located near the upcoming Jurong Lake District, is a commercial hub with a vibrant mix of office, retail, residential, hotel, and entertainment serving Singapore's western region.

It comprises two buildings - a three-storey warehouse cum five-storey ancillary office building, and a four-storey warehouse. They are suitable for mid-sized distribution companies.

5 Toh Guan Road East
Singapore 608831





ACCESSIBILITY

- Within a minute's drive to Pan-Island Expressway and 5 minutes' drive to Ayer Rajah Expressway
- 2 minutes' drive from Jurong East MRT station

BUILDING SPECIFICATIONS

Type of Building

- Blk 1 – 3-storey warehouse cum ancillary office space
- Blk 2 – 4-storey warehouse space

Floor Area

- Total NLA: Approx. 23,607 sqm

Typical Floor Plate

- Warehouse (Blk 1 and 2): Approx. 21,000 sqm
- Ancillary Office (Blk 1): Approx. 2,500 sqm

Floor Loading

- Block 1
 - Ancillary Office: 5.0 kN/sqm
 - Warehouses
 - 1st storey: 25.0 kN/sqm
 - 2nd storey: 20.0 kN/sqm
 - 3rd storey: 15.0 kN/sqm
- Block 2
 - Warehouses: 15.0 kN/sqm

Ceiling Height

- Floor to floor
 - Block 1
 - Ancillary Office
 - 1st storey: 4.4 m
 - 2nd storey: 3.0 m
 - 3rd storey: 3.1 m
 - 4th storey: 3.1 m
 - 5th storey: 4.4 m
 - Warehouse
 - 1st storey: 6.3 m
 - 2nd storey: 6.2 m
 - 3rd storey: 6.0 m
 - Block 2
 - Warehouse
 - 1st storey: 7.8 m
 - 2nd storey: 7.6 m
 - 3rd storey: 6.0 m
 - 4th storey: 6.4 m

Lifts

- Block 1
 - Passenger lift: 1 x 750 kg (11 persons)
 - Cargo lifts: 3 x 6,000 kg
 - Dimension: 4.12 m (W) x 3.55 m (D) x 2.8 m (H)
 - Lift car door size: 4.0 m (W) x 2.8 m (H)
- Block 2
 - Passenger lift: 1 x 750 kg (11 persons)
 - Cargo lifts: 3 x 6,000 kg
 - Dimension: 3.85 m (W) x 3.58 m (D) x 3.0 m (H)
 - Lift car door size: 3.8 m (W) x 3.0 m (H)

Loading Bay Facilities

- Block 1
 - 12 loading/unloading bays
- Block 2
 - 5 loading/unloading bays

Parking Lots

- Car: Approx. 27
- Lorry: Approx. 12

Power Supply Allocation

- 300 amps per floor

Provisions

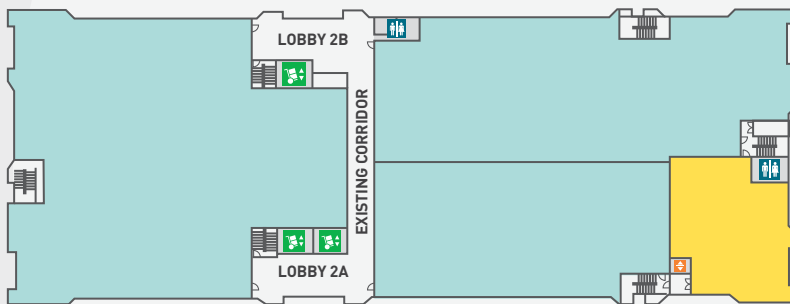
- 24-hour security surveillance
- Closed circuit TV system

Amenities

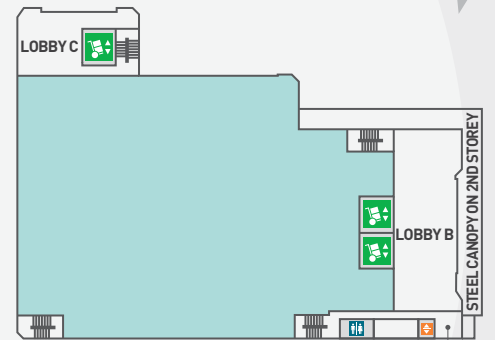
- Walking distance to canteen and IMM

TYPICAL FLOOR PLAN

- Leasable Warehouse Area
- Leasable Ancillary Office
- Passenger Lift
- Cargo Lift
- Toilet



Block 1



Block 2

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

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