



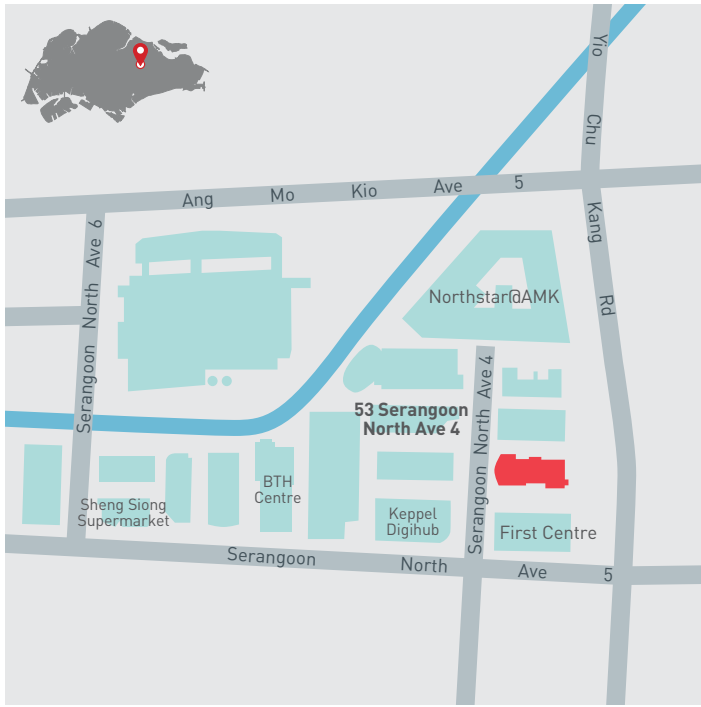
# 52 SERANGOON NORTH AVENUE 4

52 Serangoon North Avenue 4 is located in Ang Mo Kio Industrial Estate and within close proximity to Ang Mo Kio new town.

It is designed with regular and efficient floor plate with generous ceiling height and floor loading, making it popular with companies in manufacturing, especially the electronics and engineering industries.

52 Serangoon North Avenue 4  
Singapore 555853





### ACCESSIBILITY

- Easy access to Central Expressway and Tampines Expressway
- 15 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport

### BUILDING SPECIFICATIONS

#### Type of Building

- 7-storey light industrial cum office building

#### Floor Area

- Total NLA: Approx. 11,047 sqm

#### Floor Loading

- 1st - 3rd storey: 15.0 kN/sqm
- 4th - 7th storey: 10.0 kN/sqm

### Typical Floor Plate

- 1st floor: Approx. 1,092 sqm
- 2nd floor: Approx. 1,729 sqm
- 3rd floor: Approx. 1,698 sqm
- 4th floor: Approx. 1,624 sqm
- 5th floor: Approx. 1,686 sqm
- 6th floor: Approx. 1,671 sqm
- 7th floor: Approx. 1,566 sqm

### Ceiling Height

- Floor to floor
  - 1st storey: 4.6 m
  - 2nd - 7th storey: 4.15 m

### Column Grid

- Approx. 8.0 m x 8.0 m

### Lifts

- Passenger lifts: 2 x 1,150 kg (17 persons)
- Cargo lifts: 2 x 3,000 kg
  - Dimension: 3.0 m (W) x 3.9 m (D) x 2.5 m (H)
  - Lift car door size: 2.0 m (W) x 2.3 m (H)

### Loading Bay Facilities

- 9 loading/unloading bays with 2 dock levellers

### Parking Lots

- Car: Approx. 74
- Motorcycle: Approx. 31
- Lorry: Approx. 11
- Parking lot allocation: 1 lot per 200 sqm leased

### Power Supply Allocation

- Approx. 0.2 amps per sqm of lettable area

### Provisions

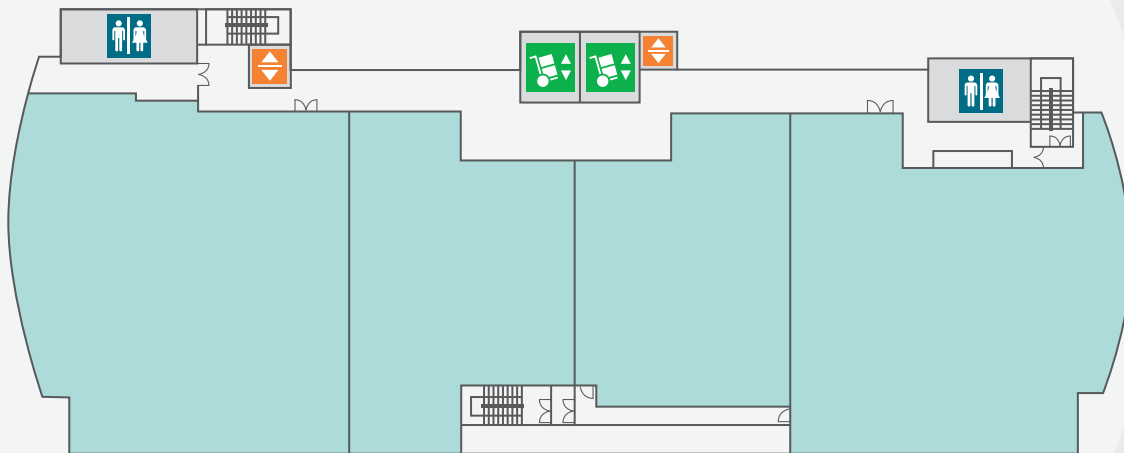
- Closed circuit TV system
- Sprinkler system

### Amenities

- Canteen and coffee shops within 5 minutes' walk

### TYPICAL FLOOR PLAN

- Leasable Area
- ⇅ Passenger Lift
- 🚚 Cargo Lift
- 🚻 Toilet



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