



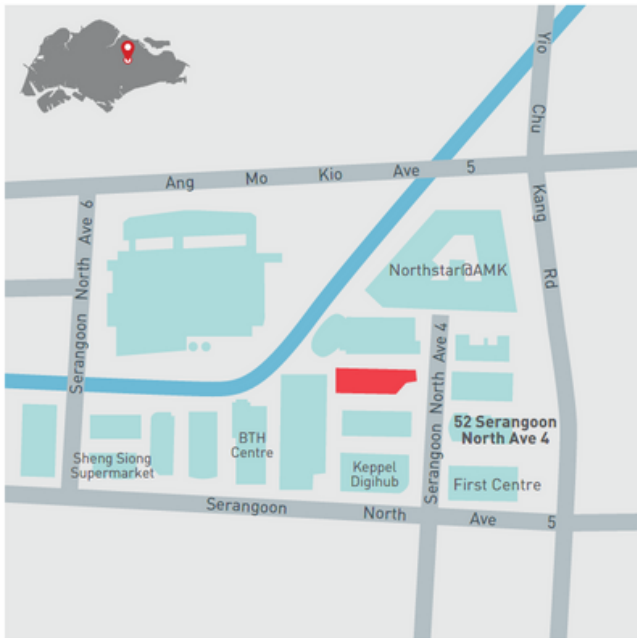
53 SERANGOON NORTH AVENUE 4

53 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.

53 Serangoon North Avenue 4
Singapore 555852





ACCESSIBILITY

- 5 minutes' drive away from Central Expressway (CTE)
- 10 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport, via CTE
- Within 5 minutes' drive from Ang Mo Kio MRT station

BUILDING SPECIFICATIONS

Type of Building

- 5-storey ancillary office and production space
- BCA Green Mark Certified
- Green features: Motion-sensor lightings, toilets with WELS' certified water saving fittings and recycling corner

Floor Area

- Total NLA: Approx. 10,071 sqm

Typical Floor Plate

- 1st storey: Approx. 1,520 sqm
- 2nd storey: Approx. 2,010 sqm
- 3rd - 4th storey: Approx. 2,358 sqm
- 5th storey: Approx. 2,281 sqm

Floor Loading

- 1st storey
 - Ancillary Office: 3.5 kN/sqm
 - Production: 20.0 kN/sqm
- 2nd - 5th storey
 - Ancillary Office: 3.5 kN/sqm
 - Production: 12.5 kN/sqm

Ceiling Height

- Floor to slab soffit
 - 1st storey: 6.0 m
 - 2nd - 5th storey: 4.5 m

Column Grid

- Approx. 11.6 m x 7.35 m
- Approx. 7.87 x 7.35 m

Lifts

- Passenger lifts: 2 x 1,000 kg (15 persons)
- Cargo lift 1: 1 x 3,000 kg
 - Dimension: 2.4 m (W) x 2.6 m (D) x 2.5 m (H)
 - Lift car door size: 1.8 m (W) x 2.5 m (H)
- Cargo lift 2: 1 x 3,000 kg
 - Dimension: 2.3 m (W) x 2.5 m (D) x 2.4 m (H)
 - Lift car door size: 2.2 m (W) x 2.4 m (H)

Loading Bay Facilities

- 3 loading/unloading bays with 2 dock levellers

Parking Lots

- Car lots: 27
- Lorry lots: 5
- Parking lot allocation: 1 lot per 200 sqm leased

Power Supply Allocation

- Approx. 310 VA or 0.45 amps per sqm of lettable area

Provisions

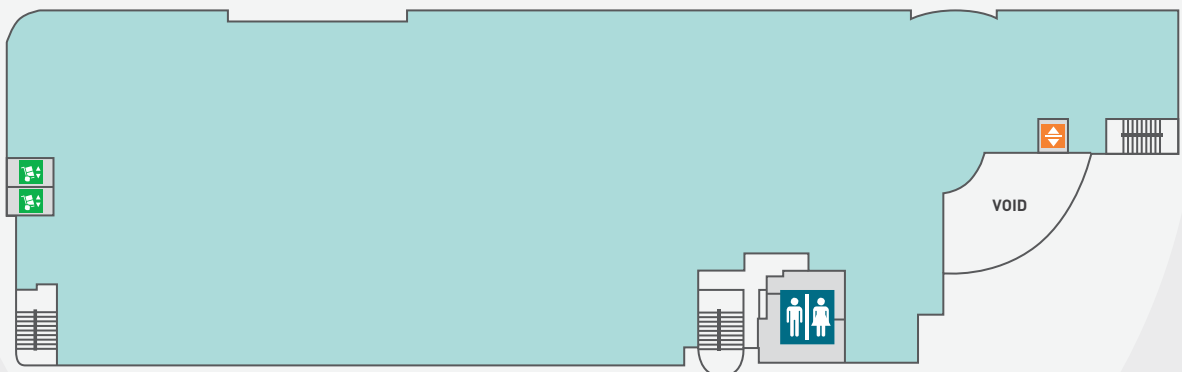
- Closed circuit TV system
- Heat detector

Amenities

- Canteen and coffee shops within 5 minutes' walk

TYPICAL FLOOR PLAN

- Leasable Area
- Passenger Lift
- Cargo Lift
- Toilet



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.