



53 SERANGOON NORTH AVE 4

53 Serangoon North Ave 4 is located in Ang Mo Kio Industrial Estate, and within close proximity to Ang Mo Kio new town.

53 Serangoon North Ave 4
Singapore 555852

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



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 space with 4-storey production space

Floor Area

- Total NLA: Approx. 7,763 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. 330 sqm

Floor Loading

- 1st storey
 - Ancillary Office: 3.5 kN/sqm
 - Production: 20.0 kN/sqm
- 2nd - 4th storey
 - Ancillary Office: 3.5 kN/sqm
 - Production: 12.5 kN/sqm
- 5th storey
 - Ancillary Office: 3.5 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 m x 7.35 m

Lifts

- Passenger lift: 1 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: Approx. 34
- Lorry: Approx. 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

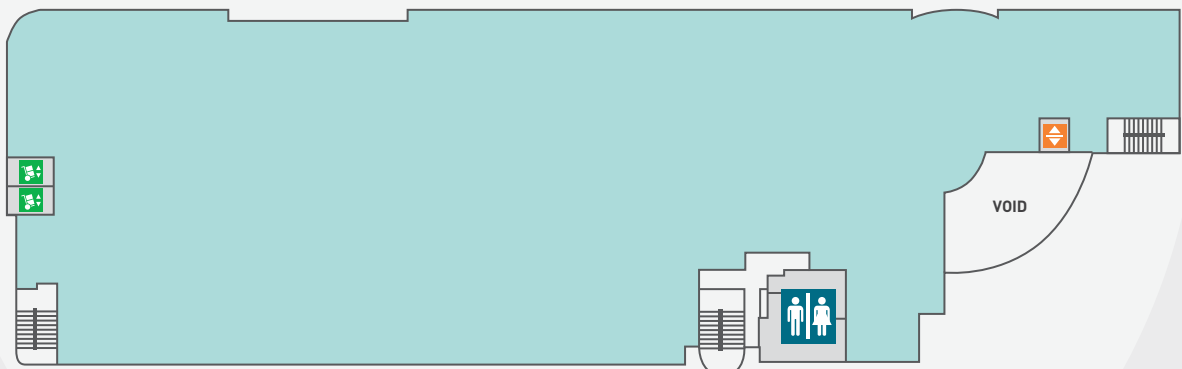
- Closed circuit TV system
- Heat detector

Amenities

- Canteen and coffee shops within 5 minutes' walk

TYPICAL FLOOR PLAN

- Leasable Area
- Passenger Lift
- Cargo Lift
- Toilet



For enquiries, please contact our marketing team at 6508 8686