



5 TAI SENG DRIVE

5 Tai Seng Drive is a six-storey building purpose-built for light industrial and office use.

5 Tai Seng Drive
Singapore 535217

A 10-minute walk from Tai Seng MRT station, it is well-connected to the Kallang-Paya Lebar, Pan-Island and Central Expressways.





ACCESSIBILITY

- 10 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport
- Easily accessible to Kallang-Paya Lebar and Pan-Island Expressways
- 10 minutes' walk to Tai Seng MRT station
- Bus service number 25, 51, 55, 87, 151 along Hougang Ave 3, and 90, 93, 151 along Airport Road

BUILDING SPECIFICATIONS

Type of Building

- 6-storey light industrial building with surface carpark lots

Floor Area

- Total NLA: Approx. 11,273 sqm

Typical Floor Plate

- 1st storey: Approx. 1,600 sqm
- 2nd - 6th storey: Approx. 1,900 sqm

Floor Loading

- Ancillary Office: 3.0 kN/sqm
- Warehouse
 - 1st storey: 25.0 kN/sqm
 - 2nd - 6th storey: 15.0 kN/sqm

Ceiling Height

- Floor to floor
 - 1st storey: 8.0 m
 - 2nd - 6th storey: 6.0 m

Column Grid

- Approx. 10.6 m x 12.0 m

Lifts

- Passenger lift: 1 x 750 kg (11 persons)
- Cargo lifts: 3 x 6,000 kg
 - Dimension: 4.2 m (W) x 3.5 m (D) x 2.7 m (H)
 - Lift car door size: 4.2 m (W) x 2.5 m (H)

Loading Bay Facilities

- 8 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 32
- Motorcycle: 10
- Lorry: Approx. 6
- Parking lot allocation: 1 lot per 200 sqm leased

Power Supply Allocation

- Approx. 200 amps per floor (3-Phase)

Provisions

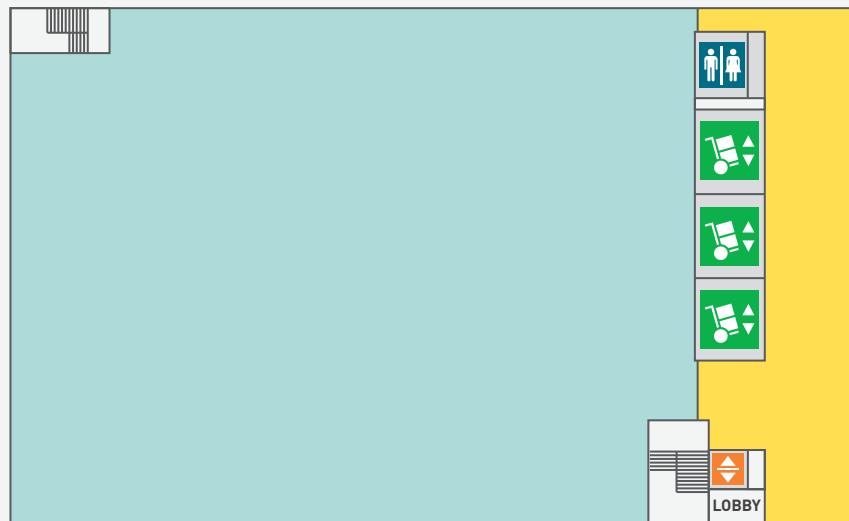
- CCTV and 24-hour security surveillance
- Emergency and exit lights at common areas, carpark and plantrooms, etc
- Automated sprinkler system surveillance

Amenities

- Walking distance to F&B and retail outlets

TYPICAL FLOOR PLAN

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



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

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