



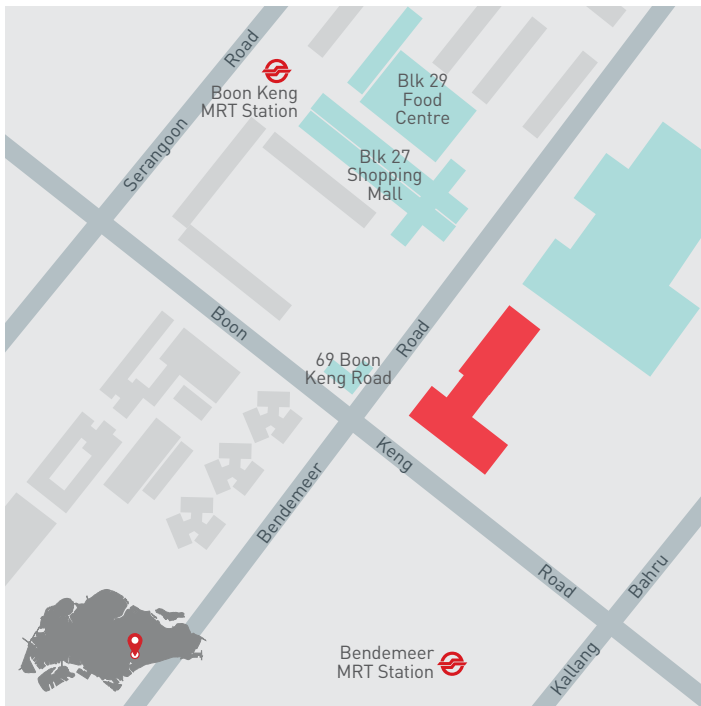
80 BENDEMEER ROAD

80 Bendemeer Road is located within the Kallang Industrial Estate, is ideal for companies in the information technology, telecommunications, engineering services, electronics and industrial training sectors and industries.

Strategically situated within walking distance to both Boon Keng and Bendemeer MRT stations, this 10-storey high-specification building offers a premium business space with an excellent address.

80 Bendemeer Road
Singapore 339949





Ceiling Height

- Floor to false ceiling
 - 1st storey: 4.6 m
 - 2nd – 9th storey: 2.7 m - 2.8 m
 - 10th storey: 3.8 m - 4.4 m
- Floor to slab soffit
 - Basement: 3.1 m
 - 1st storey: 5.7 m
 - 2nd – 9th storey: 3.9 m - 4.0 m
 - 10th storey: 5.0 m

Column Grid

- Approx 9.0 m x 9.5 m

Lifts

- Passenger lifts: 3 x 1,360 kg (20 persons)
- Service lift: 1 x 1,700 kg
 - Dimension: 1.79 m (W) x 2.07 m (D) x 2.75 m (H)
 - Lift car door size: 1.2 m (W) x 2.3 m (H)

Loading Bay Facilities

- 2 loading/unloading bays

Parking Lots

- Car: Approx. 256
 - 130 basement
 - 126 open surface (25 sheltered)
- Parking lot allocation: 1 lot per 200 sqm leased

Air-conditioning System

- Central water-cooled system
- Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays

Air-conditioning Charges

- \$128 per hour per wing outside standard operating hour

Power Supply Allocation

- Approx. 150 watts or 0.27 amps per sqm of lettable area

Provisions

- Secured Card Access Control
- 24-hour Security/CCTV (at common area)
- Fire protection system:
 - Automatic fire alarm system
 - Automatic sprinkler system
 - Dry riser system
 - Hosereel & fire hydrant

Amenities

- Cafeteria, childcare centre, walking distance to amenities within Bendemeer and Boon Keng residential estates

ACCESSIBILITY

- 5 minutes' walk to Boon Keng and Bendemeer MRT stations
- 10 minutes' drive to Central Business District
- Easily accessible to Central, Pan-Island & Kallang-Paya Lebar Expressways

BUILDING SPECIFICATIONS

Type of Building

- 10-storey hi-specs industrial building with basement carpark

Floor Area

- Total NLA: Approx. 35,190 sqm

Typical Floor Plate

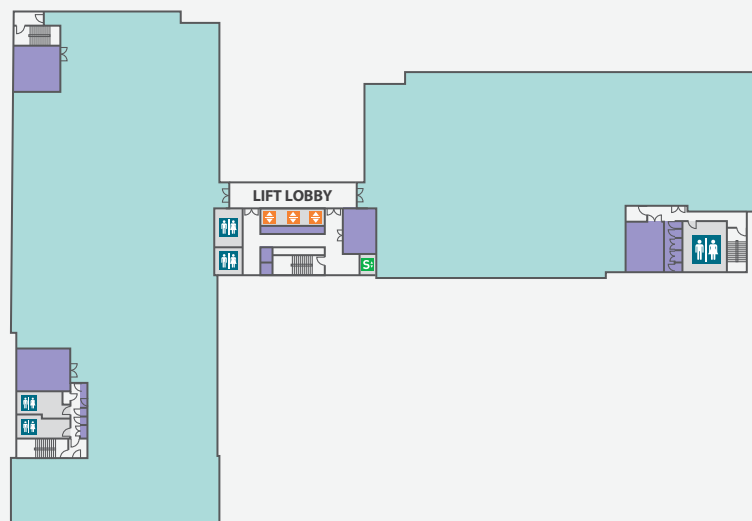
- Approx. 3,500 sqm

Flooring Loading

- 1st storey: 5.0 – 15.0 kN/sqm
- 2nd - 4th storey: 5.0 – 10.0 kN/sqm
- 5th - 10th storey: 5.0 kN/sqm

TYPICAL FLOOR PLAN

- Leasable Area
- Common Services
- ⬆️ Passenger Lift
- Ⓢ Service Lift
- 🚻 Toilet



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

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