



9 Woodlands Terrace

9 Woodlands Terrace is a two-storey building comprising production and ancillary office. With a ceiling height of up to 8 metres in the production area, the property is ideal for companies in electronics, precision engineering, manufacturing and general industries.

The property enjoys a prominent frontage along Woodlands Ave 9. It is easily accessible via the Bukit Timah Expressway, Kranji Expressway and Seletar Expressway.

9 Woodlands Terrace is conveniently located near several F&B outlets, and is within reasonable driving distance to Woodlands Mart which offers a wide array of amenities such as retail stores, supermarket, banking services and more.

9 Woodlands Terrace
Singapore 738434





ACCESSIBILITY

- Nestled within the Woodland district
- Easily accessible to Bukit Timah Expressway, Kranji Expressway and Seletar Expressway
- Approx. 6 minutes' drive to Sembawang MRT station

BUILDING SPECIFICATIONS

Type of Building

- 2-storey B2 industrial building with production area and ancillary office

Floor Area

- Total GFA: Approx. 2,774 sqm

Typical Floor Plate

- Ancillary Office
 - 1st storey: Approx. 235 sqm
 - 2nd storey: Approx. 512 sqm
- Production: Approx. 1,502 sqm

Floor Loading

- Ancillary Office
 - 1st storey: 15 kN/sqm
 - 2nd storey: 5 kN/sqm
- Production
 - 1st storey: 15 kN/sqm
 - 2nd storey: 12.5 kN/sqm

Ceiling Height

- Floor to Floor
 - Ancillary Office: 3.45 m
 - Production: 6.85 m - 8.0 m

Column Grid

- Approx. 6.0 m x 7.2 m

Parking Lots

- Car: Approx. 7
- Parking lot allocation: 1 lot per 200 sqm leased

Air-conditioning System

- Air-cooled split system

Power Supply Allocation

- Approved load: 1,600 amp

Provisions

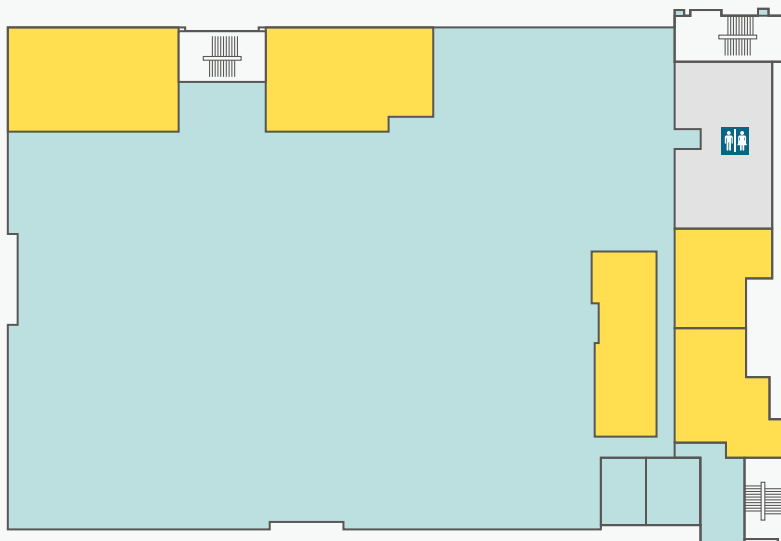
- Fire alarm system:
 - Manual call point
 - Alarm bell
 - Hosereel and fire hydrant

Amenities

- F&B outlets within walking distance

TYPICAL FLOOR PLAN

- Leasable Production Area
- Leasable Ancillary Office
- Toilet



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

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