



## NEUROS & IMMUNOS

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Neuros & Immunos offers an avenue of amenities such as cafeterias and gym amidst the organic presence of lush landscape. It is an ideal break-away destination that facilitates tenants' discussion and interactions.

Neuros  
8 Biomedical Grove  
Singapore 138665

Immunos  
8A Biomedical Grove  
Singapore 138648





### LOCATION

- Neuros: 8 Biomedical Grove Singapore 138665
- Immunos: 8A Biomedical Grove Singapore 138648

### ACCESSIBILITY

- Within 5 minutes' drive from National University of Singapore, National University Hospital and Singapore Science Park
- 15 minutes' drive from Central Business District
- Within walking distance to Buona Vista MRT station
- Free shuttle bus services to Buona Vista MRT station provided by JTC

### BUILDING SPECIFICATIONS

#### Type of Building

- 7-storey R&D building with retail spaces at its first storey

#### Floor Area

- Total NLA: Approx. 26,035 sqm

#### Unit Sizes

- Retail: Approx. 30 sqm - 180 sqm
- Research lab/office: 110 sqm - 530 sqm (2nd storey)
- Research lab: 170 sqm - 700 sqm (3rd to 7th storey)

### Floor Loading

- 1st storey: 5.0 kN/sqm
- 2nd - 6th storey: 7.5 kN/sqm
- 7th storey - roof: 12.5 kN/sqm

### Ceiling Height

- Floor to floor
  - 1st storey: 4.1 m - 6.7 m
  - 2nd - 5th storey: 5.2 m
  - 6th - 7th storey: 7.5 m

### Column Grid

- Approx. 13.3 m x 14.3 m

### Lifts

- Passenger lifts: 5 x 1,350 (20 persons) (2 x Neuros and 3 x Immunos)
- Service lift: 1 x 2,500 kg at each block
  - Dimension: 2.45 m (W) x 1.9 m (D) x 2.8 m (H)
  - Lift car door size: 2.45 m (W) x 2.8 m (H)
- Car park lift: 1 x 900 kg (13 persons) at each block

### Loading Bay Facilities

- Immunos level 1 - 2 loading/unloading bay with dock leveller
- Neuros & Immunos B1 - 3 loading/unloading bays with dock leveller

### Parking Lots

- Car: Approx. 286
- Parking lot allocation: 1 lot per 200 sqm leased

### Dedicated Lab-Friendly Features

- District cooling system
- Modular, column-free units of 13.3 m by 14.3 m enables flexible lab and benching configurations for different tenant's needs
- Centralised cores that serve outward facing lab facilities
- Insulated light-weight fire-rated partition dry wall with raw concrete floor finish
- Windows with low E vision glass panels

### Power Supply Allocation

- Research lab/office units: 236 VA or 0.34 amps per sqm of lettable area
- Retail units: 200 VA or 0.29 amps per sqm of lettable area

### Provisions

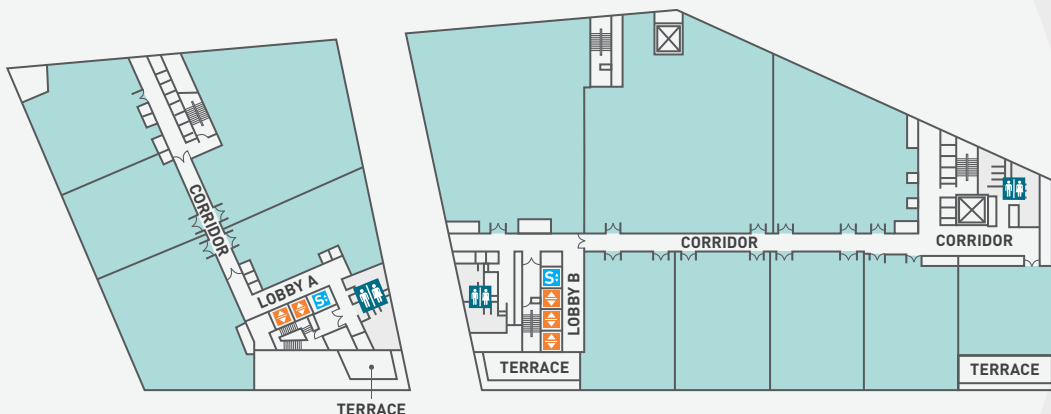
- Telecommunication facilities: Tap-off points available at the TAS riser ducts
- MATV connection: Tap-off points available from riser ducts

### Amenities

- Cafe, clinic and fitness centre

### TYPICAL FLOOR PLAN

- Leasable Area
- Passenger Lift
- Service Lift
- Toilet



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