



NEUROS & IMMUNOS

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

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

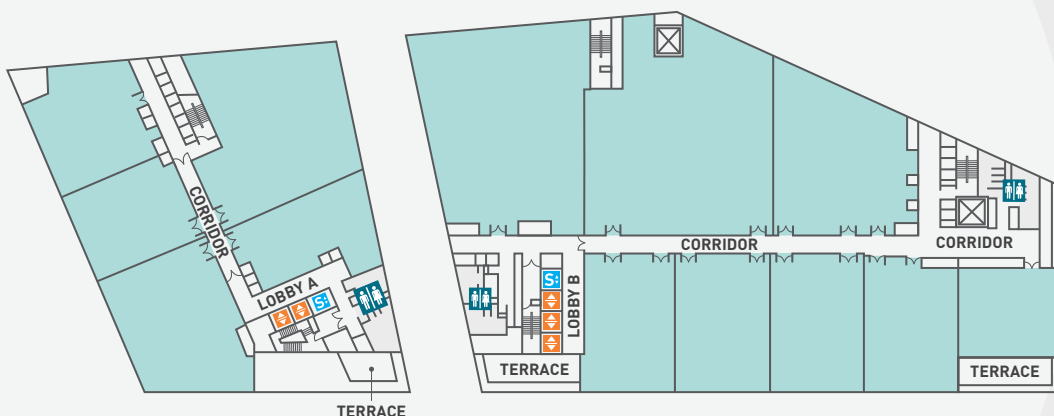
- Telecommunication facilities: Tap-off points available at the TAS riser ducts
- MATV connection: Tap-off points available from riser ducts

Amenities

- Cafe, clinic and fitness centre

TYPICAL FLOOR PLAN

- Leasable Area
- ⇄ Passenger Lift
- S Service Lift
- ♿ Toilet



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

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