



# NORDIC EUROPEAN CENTRE

Located within the International Business Park (IBP), Nordic European centre is one of the most space efficient and modern buildings in the IBP with regular unit sizes. The conference room facilities, café and common spaces are ideal for companies seeking to establish their businesses in Singapore.

3 International Business Park  
Singapore 609927





#### Typical Floor Plate

- Approx. 3,547 sqm

#### Ceiling Height

- Floor to floor
  - 1st storey: 4.9 m
  - 2nd - 7th storey: 3.85 m
- Floor to false ceiling
  - 1st storey: 3.5 m
  - 2nd - 6th storey: 2.8 m

#### Lifts

- Passenger lifts: 4 x 1,020 kg (15 persons)
- Firemen lift: 1 x 545 kg
- Cargo lift: 1 x 2,000 kg
  - Dimension: 2.4 m (W) x 2.7 m (D) x 2.7 m (H)
  - Lift car door size: 1.8 m (W) x 2.5 m (H)

#### Loading Bay Facilities

- 2 loading/unloading bays with dock levellers

#### Parking Lots

- Car: Approx. 204
- Lorry: Approx. 5
- Parking lot allocation: 1 lot per 200 sqm leased

#### Air-Conditioning System

- Central air-con system from Mon to Fri (8am to 6pm) and on Sat (8am to 1pm) except Public Holidays

#### Air-conditioning Charges

- Applicable after office hours
  - Weekday (6pm to 10pm) and Saturday (1pm to 6pm) at \$7.50 per hour per FCU
  - Weekday (beyond 10pm), Saturday (beyond 6pm) and Sunday & Public Holidays (from 8pm) at \$20 per hour per FCU

#### Power Supply Allocation

- Approx. 12,317 watts or 63 amps per unit (Single Phase)
- 3 feeders supplying power to whole building. Each feeder of 2,000 amps

#### Provisions

- 24-hour security surveillance
- Ceiling board and lightings

#### Amenities

- Café, auditorium, gym and meeting room within the building
- End of trip facilities. i.e. shower and secured bicycle racks at basement 1
- Near developments such as JCube, JEM, Westgate, Big Box, the Devan Nair Institute for Employment & Employability and Genting Hotel Jurong

#### ACCESSIBILITY

- Located next to upcoming Jurong Lake District, a commercial hub with a vibrant mix of office, retail, residential, hotel and entertainment
- Within 5 minutes' drive to Jurong East MRT station
- 5 minutes' drive from Ayer Rajah Expressway (AYE)
- 15 minutes' drive to City and 30 minutes' drive to Singapore Changi Airport via AYE

#### Shuttle Bus Services

- Provided by JTC to Jurong East MRT station

#### BUILDING SPECIFICATIONS

##### Type of Building

- 7-storey building with 1 level of basement carpark

##### Floor Area

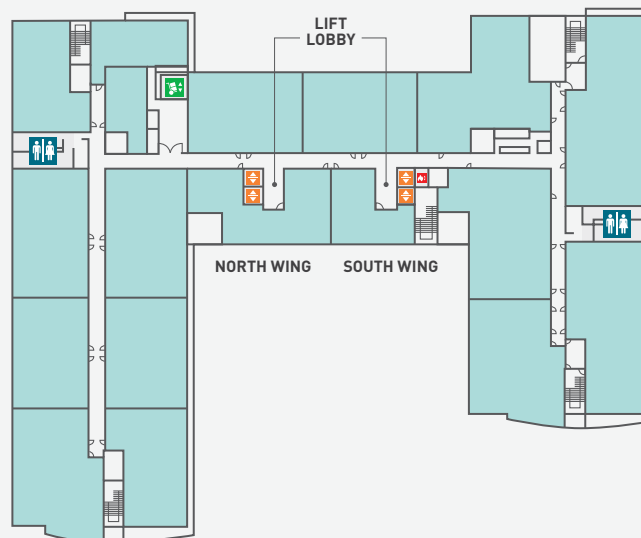
- Total NLA : Approx. 21,817 sqm

##### Floor Loading

- 1st storey: 20.0 kN/sqm
- 2nd storey: 10.0 kN/sqm
- 3rd - 7th storey: 7.0 kN/sqm

#### TYPICAL FLOOR PLAN

- Leasable Area
- 🚶 Passenger Lift
- 🚚 Cargo Lift
- 🚒 Firemen Lift
- 🚻 Toilet



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