



# TAMPINES BIZ-HUB

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Tampines Biz-Hub is a four-storey multi-tenanted industrial building located five minutes from the Pan-Island Expressway. Ideal for companies in light industries, it offers a quick and cost-efficient way to jump start business.

11 Tampines Street 92  
Singapore 528872





- Annex block
  - 1st storey: 20.0 kN/sqm
  - 2nd & 3rd storey: 15.0 kN/sqm
  - 4th storey: 4.0 kN/sqm

#### Ceiling Height

- Floor to floor
  - Main block
    - 1st storey: 4.5 m
    - 2nd - 4th storey: 4 m
  - Annex block
    - 1st & 2nd storey: 8.0 m
    - 3rd storey: 4.5 m
    - 4th storey: 3.5 m

#### Column Grid

- Approx. 8.0 m x 8.0 m

#### Lifts

- Main block
  - Passenger lifts: 2 x 900 kg (13 persons)
  - Service lift: 1 x 1,500 kg
    - Dimension: 2.15 m (W) x 2.1 m (D) x 3.0 m (H)
    - Lift car door size: 2.0 m (W) x 2.67 m (H)
- Annex block
  - Passenger lift: 1 x 750 kg (11 persons)
  - Cargo lifts: 2 x 4,000 kg
    - Dimension: 2.88 m (W) x 2.8 m (D) x 2.6 m (H)
    - Lift car door size: 2.6 m (W) x 2.6 m (H)

#### Loading Bay Facilities

- Main block: 5 loading/unloading bays with 2 dock levellers
- Annex block: 5 loading/unloading bays with 5 dock levellers

#### Parking Lots

- Car: Approx. 124 (106 open surface & 18 sheltered)
- Motorcycle: Approx. 20
- Parking lot allocation: 1 lot per 200 sqm leased

#### Power Supply Allocation

- Approx. 60 amps for typical 200 sqm unit (3-Phase)

#### Provisions

- 24-hour security surveillance
- Heat and smoke detector
- Fibre-optic ready

#### Amenities

- Shuttle service to nearby eateries during lunch time

#### ACCESSIBILITY

- 5 minutes' drive to Pan-Island Expressway and 15 minutes' drive to Singapore Changi Airport
- 5 minutes' drive to Tampines West MRT stations
- Easy access to Tampines bus interchange
- Shuttle service between Tampines Industrial Park A to Tampines MRT Station provided by HDB

#### BUILDING SPECIFICATIONS

##### Type of Building

- 4-storey flatted factory

##### Floor Area

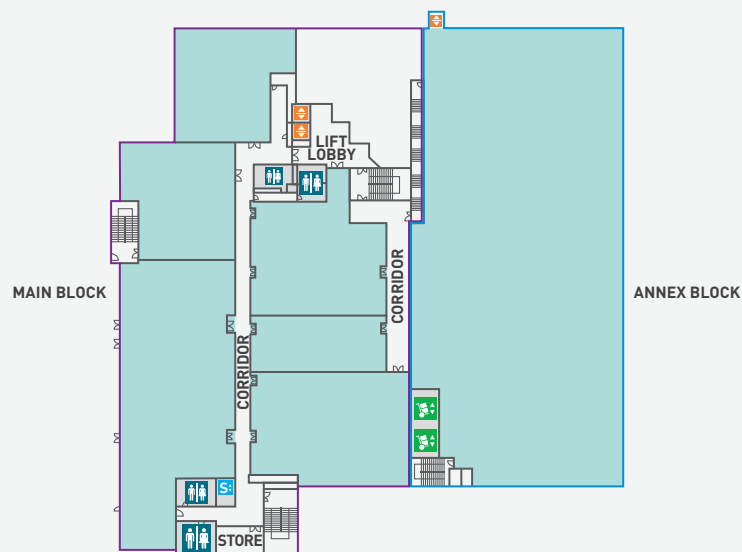
- Total NLA: Approx. 14,458 sqm

##### Floor Loading

- Main block
  - 1st storey: 10.0 kN/sqm
  - 2nd storey: 7.5 kN/sqm
  - 3rd & 4th storey: 5.0 kN/sqm

#### TYPICAL FLOOR PLAN

- Leasable Area
- ⇄ Passenger Lift
- S Service Lift
- 🚚 Cargo Lift
- 🚻 Toilet



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