

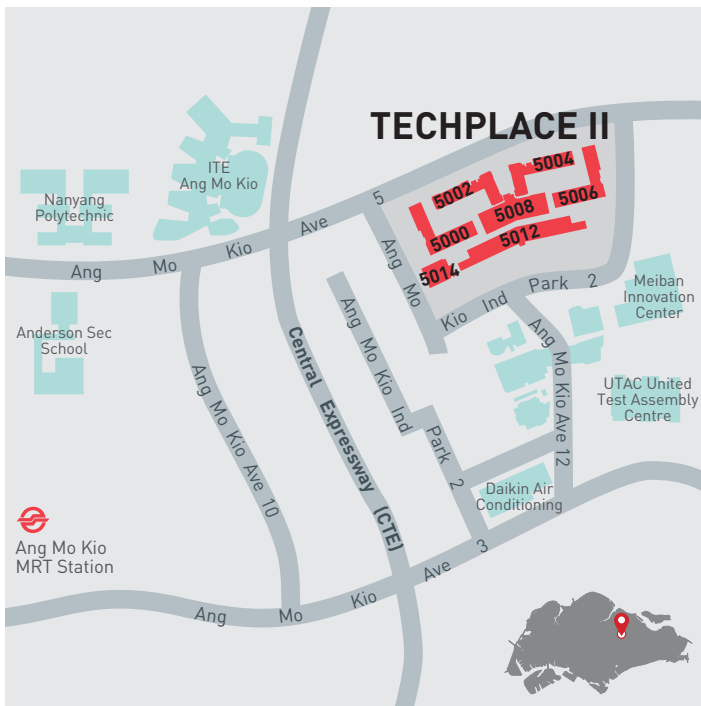


TECHPLACE II

Techplace I and II are the same class of flatted factories that adopt practical and functional infrastructure design with flexibility and lower operating cost considerations for our customers. Techplace I and II are popular with manufacturing companies, including electronics, precision engineering and general industries.

Ang Mo Kio Avenue 5
Singapore





- Block 5008
 - 1st storey: 4.9 m
 - 4th – 8th storey: 3.6 m – 3.8 m
- Block 5014
 - 1st storey: 2.8 m – 3.75 m
 - 4th – 7th storey: 3.1 m

Column Grid

Block 5000/5002/5004/5012

- Approx: 5.0 m x 6.4 m

Block 5008

- Approx. 8.1 m/12.0 m x 10.5 m/12.0 m

Passenger Lifts

- Block 5000/5002/5004: 1 x 1,250 kg (18 Persons)
- Block 5008: 2 x 1,020 kg (15 Persons)
- Block 5012: 2 x 1,360 kg (20 Persons)
- Block 5014: 1 x 3,015 kg (44 Persons)

Cargo Lifts

- Block 5000/5002/5004: 2 x 3,000 kg
 - Dimension: 2.0 m (W) x 2.5 m (D) x 2.1 m (H)
 - Lift car door size: 1.1 m (W) x 2.1 m (H)
- Block 5008: 4 x 3,000 kg
 - Dimension: 2.25 m (W) x 2.5 m (D) x 2.4 m (H)
 - Lift car door size: 2.0 m (W) x 2.4 m (H)
- Block 5012: 4 x 2,500 kg (2 at each Wing)
 - Dimension: 2.3 m (W) x 2.0 m (D) x 2.3 m (H)
 - Lift car door size: 1.1 m (W) x 2.1 m (H)
- Block 5014: 1 x 3,000 kg
 - Dimension: 2.3 m (W) x 3.5 m (D) x 2.5 m (H)
 - Lift car door size: 1.1 m (W) x 2.1 m (H)

Loading Bay Facilities

- Block 5000: 4 loading/unloading bays with 3 dock levellers
- Block 5002/5004: 5 loading/unloading bays with 5 dock levellers at each block
- Block 5008: 10 loading/unloading bays with 10 dock levellers (Co-sharing with Block 5002 and 5004)
- Block 5012: 6 loading/unloading bays with 6 dock levellers (2 at each Wing)
- Block 5014: 2 loading/unloading bays with 2 dock levellers (Co-sharing with Block 5012)

Parking Lots

- Block 5000/5002/5004/5012: Approx. 386 (open surface)
- Block 5008: Approx. 161 (multi-storey)
- Block 5014: Approx. 95 (multi-storey)
- Parking lot allocation: 1 lot per 200 sqm leased

Power Supply Allocation

- Block 5000/5002/5004/5012/5014
 - Approx. 0.32 amps – 0.52 amps per sqm of lettable area
 - Tenant is to fix own distribution board (DB) and run cable from switchroom to unit
- Block 5008
 - Approx. 150 watts per sqm of lettable area, including canteen
 - A unit of size 200 sqm will have an allocation of approx. 60 amps (3-Phase)

Provisions

- Fibre-optic ready
- Fire sprinkler at Block 5008/5014
- Heat and smoke detector at all other blocks

Amenities

- Canteen at Block 5008
- Clinic at Block 5012

ACCESSIBILITY

- Strategically situated within 5 minutes’ drive away from the Central Expressway
- 10 minutes’ drive to city and 20 minutes’ drive to Singapore Changi Airport
- Within 5 minutes’ drive to Ang Mo Kio and Yio Chu Kang MRT stations

BUILDING SPECIFICATIONS

Type of Building

- A cluster of light industrial buildings with multi-storey carpark at Blocks 5008 and 5014

Floor Area

- Total NLA: Approx. 83,200 sqm

Floor Loading

Block 5000/5002/5004

- 1st storey: 15.0 kN/sqm
- 2nd storey: 12.5 kN/sqm
- 3rd – 5th storey: 7.5 kN/sqm

Block 5008

- 1st storey: 12.5 kN/sqm
 - #01-05/06: 7.5 kN/sqm
 - #01-05/06 (Meszzanine): 3.5 kN/sqm
- 2nd storey (Canteen): 5.0 kN/sqm
- 4th – 8th storey: 7.5 kN/sqm

Block 5012

- 1st storey: 15.0 kN/sqm
- 2nd – 3rd storey: 12.5 kN/sqm
- 4th – 5th storey: 10.0 kN/sqm

Block 5014

- 1st storey: 12.5 kN/sqm
- 4th – 7th storey: 10.0 kN/sqm

Ceiling Height

- Floor to slab soffit
 - Block 5000/5002/5004/5012
 - 1st storey: 3.8 m – 4.2 m
 - 2nd – 5th storey: 3.2 m

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