



## 9 SERANGOON NORTH AVENUE 5

9 Serangoon North Avenue 5 is a four-storey high-specification building, strategically sited within the busy Ang Mo Kio industrial district. Well suited for electronics, information technology and manufacturing industries, it boasts a prestigious corporate image and comes equipped with sizeable floor plates as well as rare high power provision.

The development is a short drive away from Ang Mo Kio MRT station as well as the Central Expressway, and located close to bustling amenities such as Ang Mo Kio Hub, eateries and a supermarket.

9 Serangoon North Avenue 5  
Singapore 554531





### ACCESSIBILITY

- 5 minutes' drive from Ang Mo Kio MRT station
- 5 minutes' drive to Central Expressway
- 15 minutes' drive to city
- 20 minutes' drive to Singapore Changi Airport

### BUILDING SPECIFICATIONS

#### Type of Building

- 4-storey high-specification building

#### Floor Area

- Total NLA: Approx. 8,671 sqm

#### Typical Floor Plate

- 1st storey: Approx. 1,665 sqm
- 2nd storey: Approx. 2,793 sqm
- 3rd storey: Approx. 2,838 sqm
- 4th storey: Approx. 1,357 sqm

#### Floor Loading

- 1st storey: 12.5 kN/sqm
- 2nd – 3rd storey: 7.5 kN/sqm
- 4th storey: 2.5 kN/sqm & 7.5 kN/sqm

### Ceiling Height

- Floor to floor
  - 1st storey: 5.0 m
  - 2nd - 3rd storey: 4.5 m
  - 4th storey: 4.0 m
- Floor to false ceiling
  - 1st - 3rd storey: 3.0 m

### Column Grid

- Approx. 8.0 m x 8.0 m

### Lifts

- Passenger lift: 1 x 750 kg (11 persons)
- Cargo lift: 1 x 2,000 kg
  - Dimension: 1.5 m (W) x 2.3 m (D) x 2.5 m (H)
  - Lift Car Door Size: 1.2 m (W) x 2.3 m (H)

### Loading Bay Facilities

- 2 loading/unloading bays with dock levellers
- Feasible for 20 ft containers

### Parking Lots

- Car: Approx. 36
- Motorcycle: Approx. 8
- Lorry: Approx. 5
- Parking lot allocation: 1 lot per 300 sqm leased

### Air-conditioning System

- VRV and FCU for 1st to 3rd storey

### Air-conditioning Charges

- Utilities charges under tenant

### Power Supply Allocation

- Whole building: Approx. 7,500 amps
- Allocation: Approx. 0.45 amps per sqm of lettable area





### Other Provisions

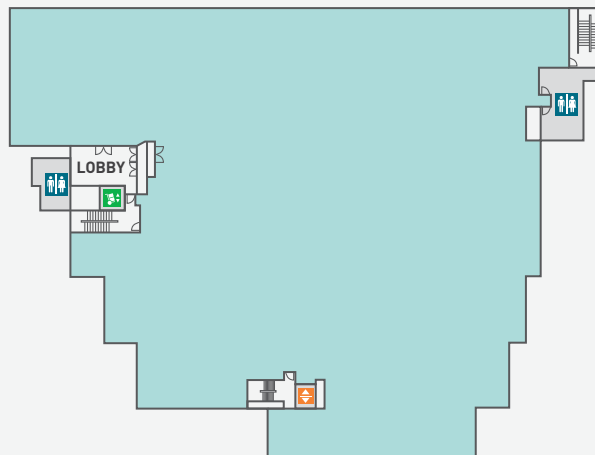
- Sprinkler system
- Smoke detector

### Amenities

- Walking distance to foodcourt and supermarket

### TYPICAL FLOOR PLAN

-  Leasable Area
-  Passenger Lift
-  Cargo Lift
-  Toilet



Leasing Enquiries: 6508 8686 or [sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com)

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