



NUCLEOS

Located in one-north and close proximity to National University of Singapore, Nucleos is a seven-storey twin-tower development for world-class biomedical companies to set up their research & development hub.

Nucleos offers innovative, modular units with lab-friendly features such as district cooling system, central chilled-water tap-off points and prearranged dedicated exhaust shaft. F&B outlets are also available to provide convenience for the tenants.

21 Biopolis Road
Singapore 138567





ACCESSIBILITY

- Within 5 minutes' drive from National University of Singapore, National University Hospital and Singapore Science Park
- 5 minutes' drive from Ayer Rajah Expressway
- 15 minutes' drive from Central Business District
- Within walking distance to Buona Vista and one-north MRT stations

BUILDING SPECIFICATIONS

Type of Building

- 7-storey twin tower research building with modular units
- F&B outlets on the ground floor
- Sky garden at 4th storey fostering community interaction between indoor and outdoor spaces

Type of Premises

- Retail/F&B (1st storey)
- Research/Laboratory (1st - 7th storey)
 - Modular unit: Enables flexibility and efficiency in lab space plan for any R&D/laboratory activities
 - Shell-plus Laboratory: Fitted with false ceiling, dedicated air-conditioning system (FCU), lighting and vinyl flooring for quick laboratory/office setup
- Office (6th storey)
 - Commercial office space fitted with false ceiling, central air-conditioning and lighting

Dedicated Lab-Friendly Features

- District cooling system
- Pre-arranged dedicated exhaust shaft provided within each unit for coordinated fume hood exhaust connection and fit-out cost efficiency

Floor Area

- Total NLA: Approx. 38,820 sqm

Floor Loading

- 1st - 6th storey: 7.5 kN/sqm
- 7th storey: 12.5 kN/sqm (North Tower)
7.5 kN/sqm (South Tower)

Ceiling Height

- Floor to floor
 - 1st storey: 4.0 m - 9.0 m
 - 2nd - 6th storey: 5.3 m
 - 7th storey: 8.5 m (North Tower)
5.3 m (South Tower)
- Floor to false ceiling
 - 1st & Mezzanine storey: 3.0 m
 - 6th storey: 3.0 m

Column Grid

- 1st storey: Approx. 13.2 m x 13.2 m
- Upper storeys: Approx. 13.2 m x 13.2 m

Lifts

- Passenger lifts: 8 x 1,360 kg (20 persons)
- Carpark lifts: 2 x 885 kg (13 persons)
- Service lift (North Tower): 1 x 2,800 kg
 - Dimension: 2.3 m (W) x 2.2 m (D) x 2.8 m (H)
 - Lift car door size: 1.8m (W) x 2.4 m (H)
- Service lift (South Tower): 1 x 2,515 kg
 - Dimension: 2.2 m (W) x 2.3 m (D) x 2.8 m (H)
 - Lift car door size: 1.8m (W) x 2.4 m (H)

Loading Bay Facilities

- 5 loading/unloading bays
- 3 nos. of 2.5-ton hydraulic dock levellers

Parking Lots

- Car: Approx. 199
- Parking lot allocation: 1 lot per 200 sqm leased

Air-conditioning System

- Central chilled water tap-off points available
- Air-con provided for office unit from Mon to Fri (8am - 6pm) except Public Holidays

Power Supply Allocation

- Research lab/office units: 165 W/sqm (N) 33 W/sqm (E)
- Retail/F&B units: 596 W/sqm (N) 119 W/sqm (E)

Provisions

- Telecommunication facilities: Tap-off points available at TAS riser
- Automatic fire alarm system and sprinkler system
- 24-hour security service with card access control at turnstiles and passenger/service lifts

Amenities

- Theatrettes, meeting room, scientific services, F&B and retail

TYPICAL FLOOR PLAN

- Leasable Area
- 🚶 Passenger Lift
- 🚪 Service Lift



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

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