



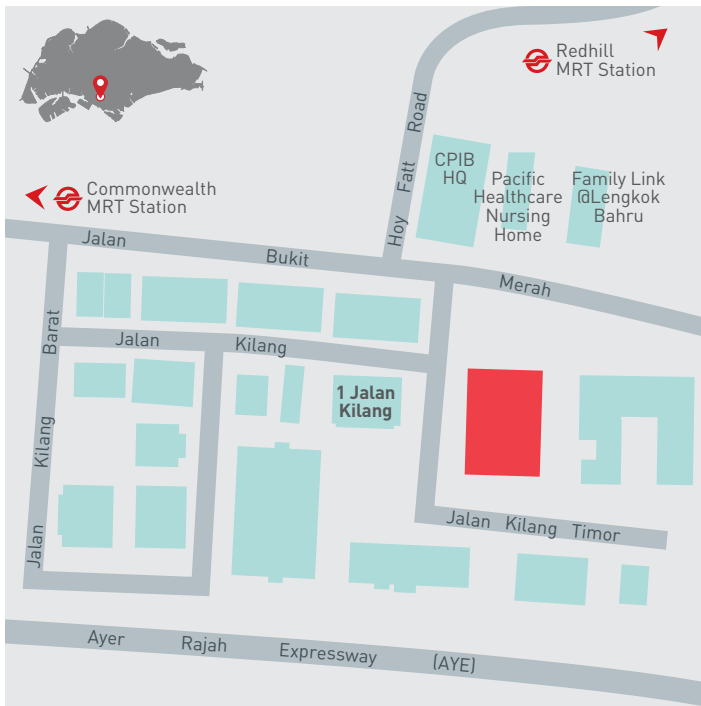
PACIFIC TECH CENTRE

Pacific Tech Centre is a fully air-conditioned ten-storey Hi-Specs industrial building located along Jalan Bukit Merah.

1 Jalan Kilang Timor
Singapore 159303

It is also accessible to Ayer Rajah and Central Expressways which connects to various parts of Singapore.





Ceiling Height

- Floor to floor
 - 1st & 3rd storey: 6.0 m
 - 2nd storey: 4.0 m
 - 4th - 10th storey: 4.0 m
- Floor to false ceiling
 - 1st & 3rd storey: 4.5 m
 - 2nd storey: 2.7 m
 - 4th - 10th storey: 2.7 m

Column Grid

- Approx. 8.4 m x 16.8 m

Lifts

- Passenger lifts: 3 x 1,000 kg (15 persons)
- Firemen lift: 1 x 1,000 kg (15 persons)
- Cargo lifts: 3 x 2,000 kg
 - Dimension: 1.8 m (W) x 2.8 m (D) x 2.5 m (H)
 - Lift car door size: 1.8 m (W) x 2.5 m (H)

Loading Bay Facilities

- 4 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 166
- Motorcycle: Approx. 7
- Lorry: Approx. 4
- Parking lot allocation: 1 lot per 400 sqm leased

Air-conditioning System

- Ceiling cassette type and VRV spilt air-conditioning unit

Power Supply Allocation

- Approx. 175 watts or 0.3 amps per sqm of lettable area (3-Phase)

Provisions

- 24-hour security surveillance
- Closed circuit TV system
- Common wet pantry
- Fibre-optics to MDF room

Amenities

- Walking distance to food centre, shopping facilities, fastfood outlets, MRT, bus interchange, library and banking facilities

ACCESSIBILITY

- Easily accessible to Ayer Rajah, Central Expressways and to Central Business District
- Proximity to Commonwealth, Redhill MRT stations and Bukit Merah Bus Interchange

BUILDING SPECIFICATIONS

Type of Building

- 10-storey high-specs industrial building with surface carpark & sheltered carpark at 2nd and 3rd storey

Floor Area

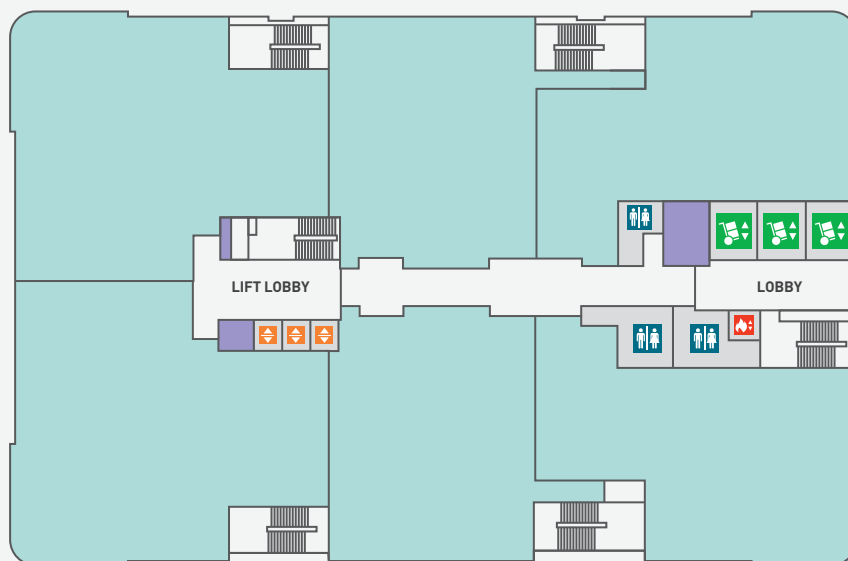
- Total NLA: Approx. 19,627 sqm

Floor Loading

- 1st storey: 15.0 kN/sqm
- 2nd & 3rd storey: 10.0 kN/sqm
- 4th - 9th storey: 5.0 kN/sqm
- 10th storey: 5.0 kN/sqm, 2.5 kN/sqm at entrance and airwell

TYPICAL FLOOR PLAN

- Leasable Area
- Common Services
- ⇄ Passenger Lift
- ⇄ Cargo Lift
- 🚒 Firemen Lift
- 🚻 Toilet



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

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