



# TECHLINK

Techlink is a seven-storey high-specifications industrial building located in Kaki Bukit industrial area and it is conveniently located near Kaki Bukit MRT station. Designed originally to support semiconductor, information technology and electronics industry, the building has good infrastructure provisions and efficient floor plate, giving tenants greater flexibility. The building has undergone asset enhancement in 2015 and is a good proposition for companies seeking showroom units with good road visibility.

31 Kaki Bukit Road 3  
Singapore 417818





### Ceiling Height

- Floor to floor
  - 1st - 3rd storey: 6.0 m
  - 4th - 7th storey: 4.6 m
- Floor to false ceiling
  - 1st storey: 3.7 m
  - 2nd & 3rd storey: 4.6 m
  - 4th - 7th storey: 3.2 m

### Column Grid

- Approx. 10.4 m x 11.65 m

### Lifts

- Main Block
  - Passenger lifts: 6 x 1,565 kg (23 persons)
  - Cargo lifts: 7 x 4,000 kg
    - Dimension: 2.4 m (W) x 3.6 m (D) x 2.7 m (H)
    - Lift car door size: 2.4 m (W) x 2.7 m (H)
- Annex Block
  - Passenger lift: 1 x 1,020 kg (15 persons)
  - Service lifts: 1 x 885 kg
    - Dimension: 1.3 m (W) x 1.6 m (D) x 2.3 m (H)
    - Lift car door size: 0.9 m (W) x 2.1 m (H)

### Loading Bay Facilities

- 12 loading/unloading bays with 6 dock levellers

### Parking Lots

- Car: Approx. 278
- Motorcycle: Approx. 16
- Lorry: Approx. 12
- Parking lot allocation: 1 lot per 200 sqm leased

### Air-conditioning System

- Central chilled water system
- VRV aircon for #01-01/#01-01A/#01-02B/#03-01D

### Air-conditioning Charges

- \$0.01125 psm/hr: Mon to Fri (8am - 6pm)
- \$0.015 psm/hr: Mon to Fri (6pm - 8am) including Sat, Sun & Public Holidays

### Power Supply Allocation

- Approx. 150 watts or 0.27 amps per sqm of lettable area

### Provisions

- 24-hour security surveillance
- Closed circuit TV system
- Fibre-optic lines to MDF room

### Amenities

- Food court, cafeteria, training room and ATMs

### ACCESSIBILITY

- Easily accessible to Pan-Island and Kallang-Paya Lebar Expressways
- 15 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport
- 5 minutes' drive to Eunos and Kembangan MRT stations
- Walking distance to Kaki Bukit MRT station (Downtown Line)

### BUILDING SPECIFICATIONS

#### Type of Building

- 7-storey hi-specs industrial building with basement carpark

#### Floor Area

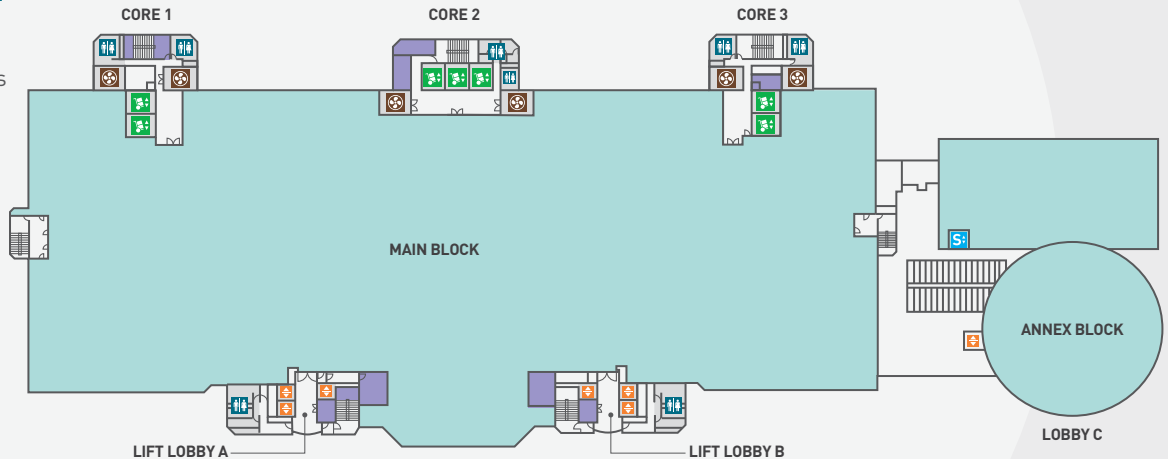
- Total NLA: Approx. 36,340 sqm

#### Floor Loading

- Main Block
  - 1st storey: 5.0 kN/sqm
  - 2nd & 3rd storey: 12.5 kN/sqm
  - 4th - 7th storey: 7.5 kN/sqm
- Annex Block
  - 1st storey: 5.0 kN/sqm
  - 2nd storey: 7.5 kN/sqm
  - 3rd storey: 5.0 kN/sqm

### TYPICAL FLOOR PLAN

- Leasable Area
- Common Services
- ▲ Passenger Lift
- Cargo Lift
- Service Lift
- Toilet
- AHU Room



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

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