



# TECHPOINT

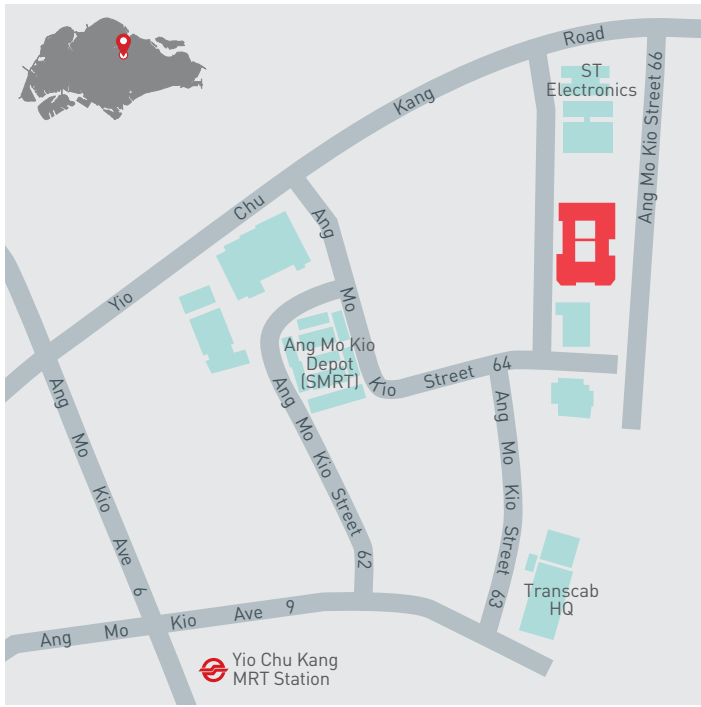
---

Techpoint is nestled in the mature housing estate of Ang Mo Kio and conveniently located close to Central Expressway and Ang Mo Kio, Bishan, Serangoon and Yio Chu Kang MRT stations (Circle and North East lines).

Businesses from semiconductor, information technology and electronics industries can capitalise on the excellent qualities that the building has to offer.

10 Ang Mo Kio Street 65  
Singapore 569059





### Ceiling Height

- Floor to floor
  - 1st storey: 6.0 m
  - 2nd - 6th storey: 4.6 m
- Floor to false ceiling
  - 1st storey: 4.5 m
  - 2nd - 6th storey: 3.2 m

### Column Grid

- Approx. 15.6 m x 10.2 m

### Lifts

- Passenger lifts: 8 x 1,360 kg (20 persons)
- Cargo lifts: 6 x 4,000 kg
  - Dimension: 2.5 m (W) x 3.64 m (D) x 2.7 m (H)
  - Lift car door size: 2.4 m (W) x 2.5 m (H)

### Loading Bay Facilities

- 8 loading/unloading bays with dock levellers

### Parking Lots

- Car: Approx. 452
- Motorcycle: Approx. 35
- Parking lot allocation: 1 lot per 200 sqm leased

### ACCESSIBILITY

- Easily accessible to Seletar and Central Expressways
- 15 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport
- 5 minutes' drive to Yio Chu Kang MRT station

### BUILDING SPECIFICATIONS

#### Type of Building

- 6-storey hi-specs industrial building with basement and surface carparks

#### Floor Area

- Total NLA: Approx. 41,278 sqm

#### Typical Floor Plate

- Approx. 8,597 sqm

#### Floor Loading

- 1st & 2nd storey: 12.5 kN/sqm
- 3rd & 4th storey: 10.0 kN/sqm
- 5th & 6th storey: 7.5 kN/sqm

### Air-conditioning System

- Central chilled water system

### 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. 0.30 amps per sqm of lettable area

### Provisions

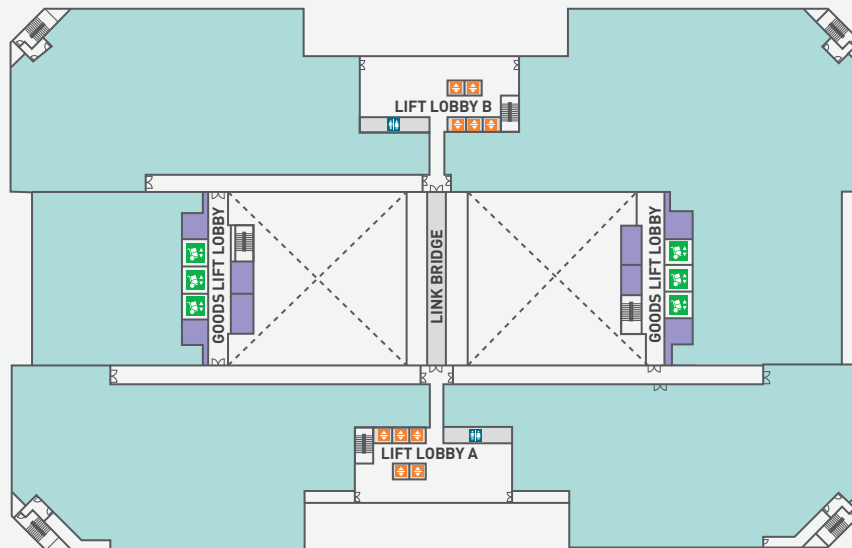
- 24-hour security surveillance
- Closed circuit TV system
- Fibre-optic lines to MDF room

### Amenties

- ATM facilities, cafeteria and food court

### TYPICAL FLOOR PLAN

- Leasable Area
- Common Services
- Passenger Lift
- Cargo Lift
- Toilet



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

#### Disclaimer

The Developer makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and neither the Developer nor their appointed Marketing Agents can be held for any inaccuracies, changes, losses or damages arising therefrom.