



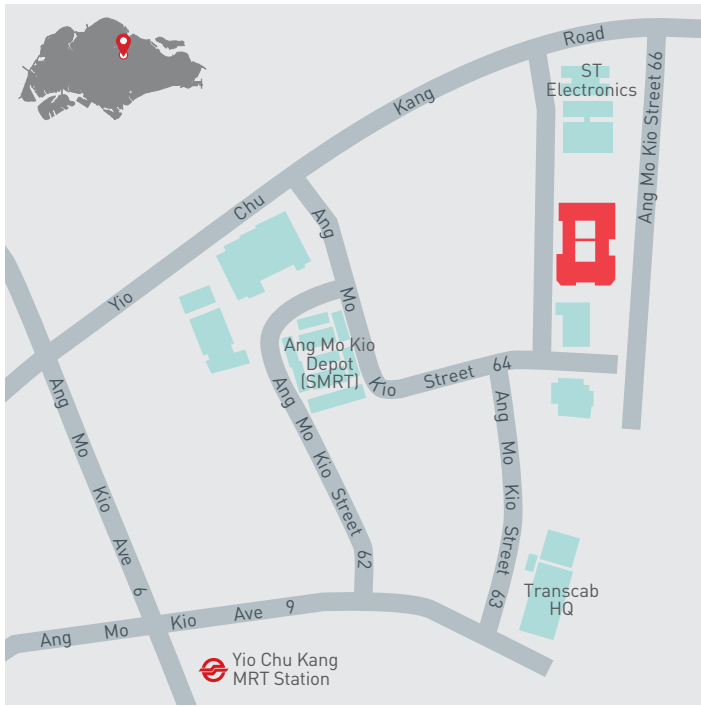
TECHPOINT

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: 10 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

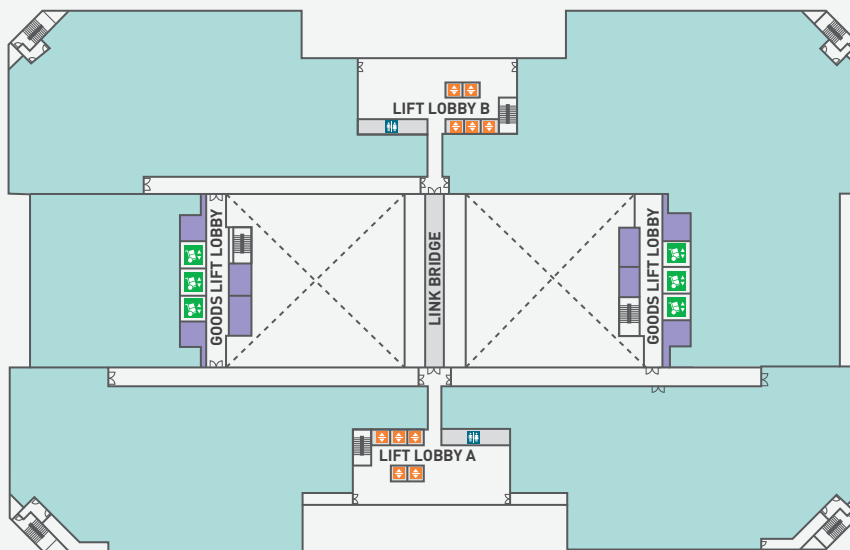
- 24-hour security surveillance
- Closed circuit TV system
- Fibre-optic lines to MDF room

Amenties

- ATM facilities, cafeteria and food court

TYPICAL FLOOR PLAN

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



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

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