



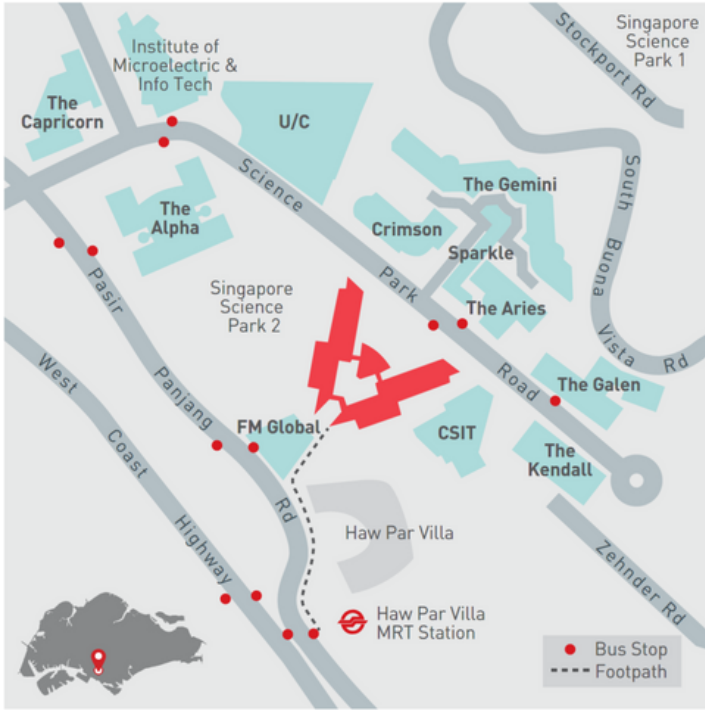
TELETECH PARK

Designed by award-winning Japanese architect Kenzo Tange, this iconic building was the first facility in Asia specially designed to meet the needs of telecommunications R&D companies. Located at Singapore Science Park 2, Teletech Park offers modular units with false ceiling, central air-conditioning, and raised flooring and is within walking distance to Haw Par Villa MRT station.

20 Science Park Road, Teletech Park
Singapore Science Park 2 Singapore
117674

Shuttle bus services are available for tenants at Singapore Science Parks 1 and 2.





ACCESSIBILITY

- Within 5 to 10 minutes' drive from National University of Singapore (NUS)
- 15 minutes' drive from Central Business District, Clementi and Buona Vista MRT stations
- Bus no. 183 to Jurong East Interchange located conveniently in front of the building
- 5 minutes' walk to bus stop with bus service nos. 10, 30, 51, 143, 188 & 200
- 10 minutes' walk to Haw Par Villa MRT station

Shuttle Bus Services

- Conveniently located in front of Teletech Park
- Shuttle services to the following places are available in front of the building
 - To Singapore Science Parks 1 and 2, NUS and Kent Ridge MRT station (\$0.40 per trip)
 - To Haw Par Villa MRT station (\$0.40 per trip)

BUILDING SPECIFICATIONS

Type of Building

- 3-storey building with 2 inter-connecting blocks

Type of Premises

- IT unit:
Unit fitted with false ceiling, central air-conditioning, with/without raised flooring and lighting ideal for software development and IT set-ups

Floor Area

- Total NLA: Approx 16,056 sqm

Floor Loading

- Basement: 2.5 kN/sqm
- 1st storey: 12.5 kN/sqm for floor slab
3.5 kN/sqm for raised floor panel
- 2nd and 3rd storey: 7.5 kN/sqm for floor slab
3.5 kN/sqm for raised floor panel
- Roof Slab: 2.5 kN/sqm

Ceiling Height

- Raised floor to false ceiling
1st storey: 2.7 m
2nd & 3rd storey: 2.95 m
- Floor to false ceiling
1st storey: 2.85 m
2nd & 3rd storey: 3.1 m
- Floor to floor
1st, 2nd & 3rd storey: 4.5 m

Lifts

- Passenger lifts: 4 x 1,155 kg (17 persons)
- Cargo lifts: 2 x 3,000 kg
 - Dimensions: 2.2 m (W) x 3.5 m (D) x 2.3 m (H)
 - Lift car door size: 2.0 m (W) x 2.1 m (H)

Loading Bay Facilities

- 2 loading/unloading bays

Parking Lots

- Car: Approx. 224 (including surface lots)
- Parking lot allocation: 1 lot per 100 sqm leased

Air-conditioning System

- Central air-conditioning system
- Air-con provided from Mon to Fri (8am to 8pm) and on Sat (8am to 2pm) except Sun & Public Holidays

Power Supply Allocation

- Power supply of 22 KV with 2 incoming feeders
- Power provision of 60 amp 3-phase unmetered board is provided in the unit

Provisions

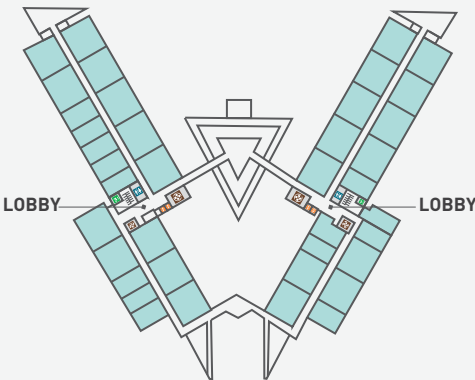
- Fibre-optic terminated at MDF

Amenities

- Cafeteria and childcare centre

TYPICAL FLOOR PLAN

- Leasable Area
- Passenger Lift
- Cargo Lift
- Toilet
- AHU Room



Leasing Enquiries sg.marketing@capitaland.com 6508 8686 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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