



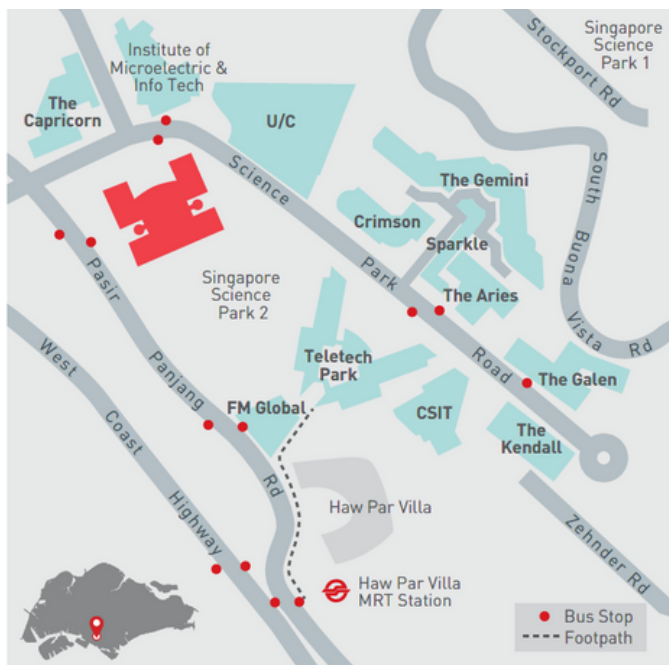
# THE ALPHA

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Located at the entrance to Singapore Science Park 2 and within walking distance to Haw Par Villa MRT station, The Alpha offers a wide range of amenities such as food court, cafeteria and childcare. Companies can take up bare shell or fitted units with false ceiling and central air-conditioning with/without raised flooring.

10 Science Park Road, The Alpha  
Singapore Science Park 2  
Singapore 117684





### 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 Alpha
- 5 minutes' walk to bus stop with bus nos. 10, 30, 51, 143, 188 & 200

### Shuttle Bus Services

- Conveniently located in front of The Alpha
  - To Singapore Science Park 1 & 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

- 4-storey building with 2 inter-connecting blocks
- BCA Green Mark GoldPlus Award
- Green features: Extensive greenery, shower facilities and bicycle parking, EV charging, motion-sensor lightings, toilets with water-saving fittings and recycling corner

#### Type of Premises

- Research unit:
  - Bare unit ideal for any R&D activities such as wet laboratory

- IT unit:

Fitted unit 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. 20,976 sqm

### Floor Loading

- Basement: 2.5 kN/sqm
- 1st storey: 10.0 kN/sqm
- 2nd - 4th storey: 7.5 kN/sqm
- Roof: 10.0 kN/sqm

### Ceiling Height

- IT Unit
  - Floor to false ceiling: 2.7 m - 3.0 m
- RU Unit
  - Floor to floor: 4.2 m

### Column Grid

- Approx. 7.2 m x 14.4 m

### Lifts

- Passenger lifts: 2 x 1,020 kg (15 persons)
- Service lift: 1 x 2,000 kg
  - Dimension: 1.55 m (W) x 1.55 m (D) x 2.3 m (H)
  - Lift car door size: 1.0 m (W) x 2.1 m (H)
- Cargo lift: 1 x 2,500 kg
  - Dimension: 2.3 m (W) x 2.15 m (D) x 2.4 m (H)
  - Lift car door size: 1.8 m (W) x 2.1 m (H)

### Loading Bay Facilities

- 1 loading/unloading bay

### Parking Lots

- Car: Approx. 187
- Parking lot allocation: 1 lot per 100 sqm leased

### Air-conditioning System

- IT unit: Mon to Fri (8am - 8pm) except Public Holidays
- Central chilled water tap-offs for research units at \$0.5775 per RTH

### Power Supply Allocation

- Approx. 288 watts or 0.4 amps per sqm of lettable area (3-Phase)

### Provisions

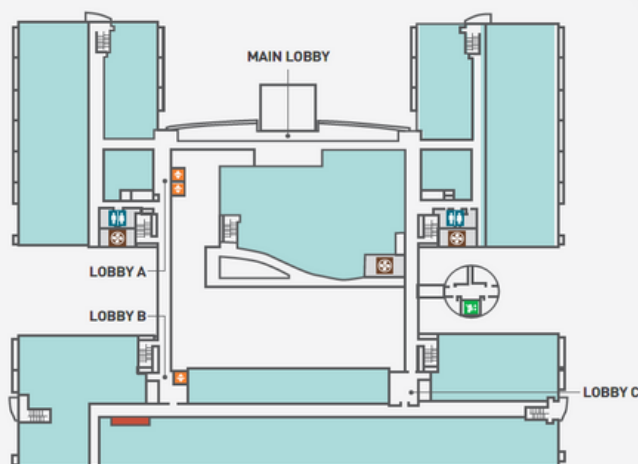
- 24-hours security surveillance closed circuit TV system

### Amenities

- Cafeteria and childcare centre

### TYPICAL FLOOR PLAN

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



Leasing Enquiries [sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com) [6508 8686](tel:65088686) [9757 7000](tel:97577000) (message-only service available on weekdays from 8.30am to 6pm)

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