



THE ARIES

The Aries at Singapore Science Park 2 offers bare shell and converted units with false ceiling, split unit air-conditioning and lighting available for office and R&D activities from wet laboratory to software development and IT companies.

51 Science Park Road, The Aries
Singapore Science Park 2 Singapore 117586



ACCESSIBILITY

- Within 5 to 10 minutes' drive from National University of Singapore (NUS)
- 15 minutes' drive from CBD and from Clementi and Buona Vista MRT stations
- Bus no. 183 to Jurong East Interchange located in front of The Aries
- 5 minutes' walk to bus stop with bus nos. 10, 30, 51, 143, 188 & 200

Shuttle Bus Services

- Conveniently located in front of The Aries
 - To Singapore Science Park 1 & 2, NUS and Kent Ridge MRT station (Complimentary)
 - To Haw Par Villa MRT station (\$0.20 per trip)

BUILDING SPECIFICATIONS

Type of Building

- 4-storey T-shaped research building with a basement carpark and roof garden

Type of Premises

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

- Converted unit:
Fitted unit with false ceiling, split unit air-conditioning and lighting ideal for software development and IT set-ups

Floor Area

- Total NLA: Approx. 11,686 sqm

Floor Loading

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

Ceiling Height

- Floor to slab soffit
 - 1st storey: 4.7 m
 - 2nd & 3rd storey: 4.2 m
- Floor to beam soffit
 - 1st storey: 4.2 m
 - 2nd & 3rd storey: 3.8 m
- Floor to false ceiling
 - 4th storey: 3.1 m

Column Grid

- Approx. 7.8 m x 15.7 m
- Approx. 7.8 m x 12.3 m

Lifts

- Passenger lifts: 2 x 1,155 kg (17 persons)
- Service lift: 1 x 2,040 kg
 - Dimension: 2.02 m (W) x 1.86 m (D) x 2.3 m (H)
 - Lift car door size: 1.7 m (W) x 2.1 m (H)

Loading Bay Facilities

- 4 loading/unloading bays

Parking Lots

- Car: Approx. 167
- Parking lot allocation: 1 lot per 100 sqm leased

Power Supply Allocation

- Approx. 374 watts or 0.52 amps per sqm of lettable area (3-Phase)
- Single feed

Provisions

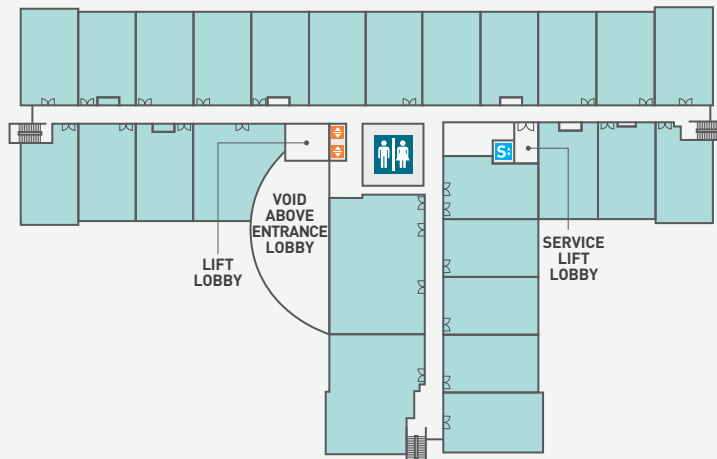
- Water supply tap-off points available within unit / water closet duct
- Telecommunication facilities: Tap-off point available within unit and TAS riser ducts

Amenities

- Walking distance to food court and cafeteria

TYPICAL FLOOR PLAN

- Leasable Area
- 🚶 Passenger Lift
- S Service Lift
- 🚻 Toilet



For enquiries, please contact our marketing team at 6508 8686