



THE CAPRICORN

The Capricorn is located at the entrance of Singapore Science Park 2 and within walking distance to Haw Par Villa MRT station. Customers can find bare shell and fitted units with false ceiling, central air-conditioning with/without raised flooring for office and R&D activities from chemicals, life sciences to software development and IT companies. Units are equipped with dedicated exhaust duct space, chilled water and floor trap provisions.

1 Science Park Road, The Capricorn
Singapore Science Park 2 Singapore 117528





Floor Area

- Total NLA: Approx. 20,531 sqm

Unit Sizes

- Research unit:
From approx. 70 sqm up to 2,000 sqm per floor
- IT unit:
From approx. 130 sqm up to 2,300 sqm per floor

Floor Loading

- 1st storey: 10.0 kN/sqm
- 2nd - 5th storey: 7.5 kN/sqm

Ceiling Height

- Floor to slab soffit
 - 1st storey: 4.6 m
 - 2nd - 5th storey: 4.1 m
- Floor to false ceiling for IT unit: 2.7 m

Column Grid

- Approx. 13.2 m x 13.2 m

Lifts

- Passenger lifts: 4 x 1,290 kg (18 persons)
- Service lifts: 2 x 2,500 kg
 - Dimension: 2.3 m (W) x 3.2 m (D) x 2.7 m (H)
 - Lift car door size: 2.0 m (W) x 2.3 m (H)

Loading Bay Facilities

- East wing: 2 loading/unloading bays
- West wing: 2 loading/unloading bays

Parking Lots

- Car: Approx. 258
- Parking lot allocation: 1 lot per 100 sqm leased

Air-conditioning System

- IT units: Mon to Fri (8am - 8pm) except Public Holidays
- Central chilled water tap-offs for research units at \$0.55 per RTH

Power Supply Allocation

- Approx. 233 watts or 0.31 amps per sqm of lettable area (3-Phase)

Provisions

- Water supply tap-off points available at water riser
- Telecommunication facilities: Tap-off points available within TAS riser ducts

Amenities

- Cafeteria

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 near The Capricorn
- 5 minutes' walk to bus stop with bus nos. 10, 30, 51, 143, 188 & 200

Shuttle Bus Services

- Conveniently located near The Capricorn
 - 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

- 5-storey building with basement carpark

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, and lighting ideal for software development and IT set-ups

TYPICAL FLOOR PLAN

- Leasable Area
- 🚶 Passenger Lift
- S Service Lift
- 🚻 Toilet
- 🌀 AHU Room



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