



THE GALEN

The Galen is specially designed for chemicals, life sciences and IT companies. Units come in bare shell condition and equipped with dedicated exhaust duct space. Chilled water and floor traps are provided in each unit.

61 Science Park Road, The Galen
Singapore Science Park 2 Singapore 117525





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

Shuttle Bus Services

- Conveniently located in front of The Galen
 - 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

- 6-storey research building with basement carpark

Type of Premises

- Research unit: Bare unit ideal for any R&D activities from wet laboratory to software development and IT set-ups

Floor Area

- Total NLA: Approx. 21,829 sqm

Floor Loading

- 1st storey: 10.0 kN/sqm
- 2nd - 6th storey: 7.5 kN/sqm
- Roof: 7.5 kN/sqm

Ceiling Height

- Floor to floor
 - 1st - 6th storey: 4.7 m
- Floor to beam soffit
 - 1st - 6th storey: 4.2 m

Column Grid

- Approx. 6.6 m x 11.35 m

Lifts

- Passenger lifts: 3 x 1,630 kg (24 persons)
- Service lifts: 2 x 2,500 kg
 - Dimension: 2.45 m (W) x 2.05 m (D) x 2.7 m (H)
 - Lift car door size: 1.8 m (W) x 2.4 m (H)

Loading Bay Facilities

- 3 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 304
- Parking lot allocation: 1 lot per 100 sqm leased

Air Conditioning System

- Central chilled water tap-off available at \$0.12 per kWhr

Power Supply Allocation

- Approx. 510 watts or 0.71 amps per sqm of lettable area (3-Phase)

Provisions

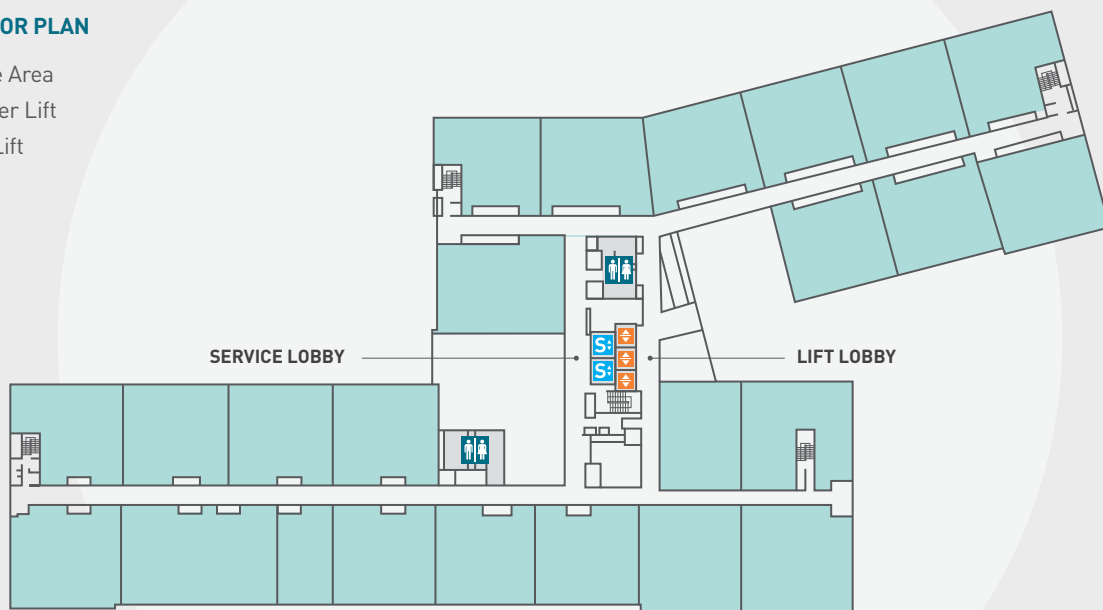
- Telecommunication facilities: Tap-off points available within unit and TAS riser ducts

Amenities

- Walking distance to food court and cafeteria

TYPICAL FLOOR PLAN

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



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

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