



THE GEMINI

The Gemini 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 chemicals, life sciences to software development and IT companies. It is situated next to Sparkle, a brand new retail corridor offering a wide range of F&B choices.

41 Science Park Road, The Gemini
Singapore Science Park 2 Singapore 117610





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 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 R&D building with 2 wings interconnected on 1st and 2nd storey

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. 22,853 sqm

Floor Loading

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

Ceiling Height

- Floor to slab soffit: 4.2 m
- Floor to beam soffit: 3.6 m
- Floor to false ceiling: 2.7 m

Column Grid

- Approx. 7.8 m x 15.3 m

Lifts

- Passenger lifts: 2 x 1,155 kg (17 persons)
- Service lifts: 4 x 2,040 kg
 - Dimension: 1.9 m (W) x 1.45 m (D) x 2.3 m (H)
 - Lift car door size: 1.3 m (W) x 2.1 m (H)

Parking Lots

- Car: Approx. 219
- Parking lot allocation: 1 lot per 100 sqm leased

Power Supply Allocation

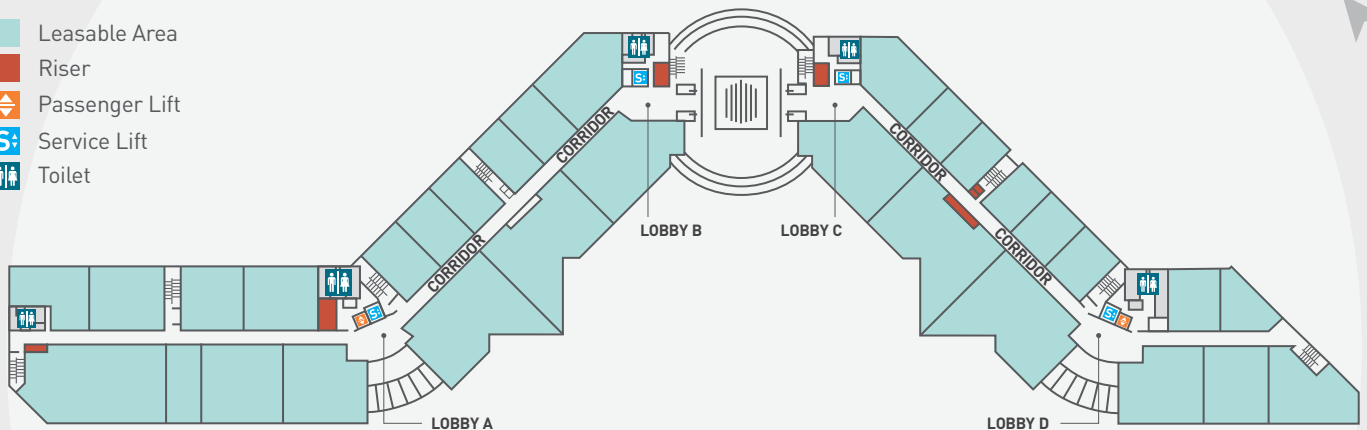
- Approx. 187 watts or 0.26 amps per sqm of lettable area (3-Phase)
- Single feed

Provisions

- Water supply tap-off points available from common water closet duct
- Ample floor traps provided to facilitate water discharge
- Ample spare duct provision for exhaust fumehoods, air-con ducts and other building/research equipment purposes
- Telecommunication facilities: Tap-off points available within unit and TAS riser ducts

TYPICAL FLOOR PLAN

- Leasable Area
- Riser
- Passenger Lift
- Service Lift
- Toilet



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

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