



ASCENT

Strategically located at the gateway of Singapore Science Park 1, Ascent is a seven-storey integrated development offering approximately 40,000 sqm of business park space, with 4,000 sqm dedicated to retail and food and beverage outlets. Within 2 minutes' walk to Kent Ridge MRT Station, Ascent offers accessibility and efficiency of space with large, contiguous floor plates of up to 7,300 sqm. The iconic development redefines Singapore Science Park with human-centric architecture, and lush landscaping throughout the grounds.

2 Science Park Drive
Singapore Science Park 1
Singapore 118222





ACCESSIBILITY

- 2 minutes' walk to Kent Ridge MRT Station
- Walking distance to National University Hospital, National University Health System and National University of Singapore (NUS)
- 15 minutes' drive from Central Business District and from Clementi and Buona Vista MRT Stations

Shuttle Services

- Free shuttle services conveniently located at the following places:
 - Singapore Science Park 1 & 2, NUS and Kent Ridge MRT Station

BUILDING SPECIFICATIONS

Type of Building

- 7-storey Business Park Space
- Single storey F&B, Retail and Services Space

Floor Area

- Total NLA:
 - Business Park Space: Approx. 39,056 sqm
 - Retail / F&B Space: Approx. 4,189 sqm

Typical Floor Plate

- Business Park Space: Approx. 70 sqm to 7,267 sqm
- Retail / F&B Space: Approx. 34 sqm to 1,214 sqm

Floor Loading

- 1st - 7th storey: 5.0 kN/sqm
- Roof: 7.5 kN/sqm (M&E)
1.5 kN/sqm (General)

Ceiling Height

- Floor to ceiling clear height
 - Business Park Space: 3.0 m
 - Retail / F&B Space: 4.0 m

Column Grid

- Generally: Approx. 9.0 m x 9.0 m
- Upper storey: Approx. 9.0 m x 18.0 m

Lifts

- Passenger lifts:
 - Business Park Tower: 6 per tower x 1,630 kg (24 persons)
 - Retail car park: 1 x 1,020 kg (15 persons)
- Service lifts:
 - Business Park Tower: 1 per tower x 3,000 kg
 - Dimension: 2.0 m (W) x 3.0 m (D) x 2.8 m (H)
 - Lift car door size: 2.0 m (W) x 2.6 m (H)
 - Retail / F&B Space: 2 x 3,000 kg
 - Dimension: 2.0 m (W) x 1.9 m (D) x 2.7 m (H)
 - Lift car door size: 2.0 m (W) x 2.5 m (H)

Loading Bay Facilities

- 5 loading/unloading bays with 2 dock levellers

Parking Lots

- Car: Approx. 300
- Motorcycle: Approx. 48
- Bicycle: Approx. 10
- Parking lot allocation: 1 lot per 200 sqm leased

Air-conditioning System

- Business Park Space
 - Central chilled water system
 - Air-con provided from Mon to Fri (8am - 6pm) except Public Holidays
- Retail/F&B Space
 - Fan Coil Unit for Retail/F&B units and Air Handling Unit with chilled water connection for Food Court

Air-conditioning Charges

- After office hours: \$60 per hour
- Chilled water supply is available (subject to terms and conditions)

Power Supply Allocation

- Business Park Space: Approx. 85 watts per sqm of lettable area (3-Phase)
- F&B Space: Approx. 220 watts per sqm of lettable area (3-Phase)
- Retail Space: Approx. 130 watts per sqm of lettable area (3-Phase)

Provisions

- General lighting for Business Park Space at average of 500 lux
- Floor traps for wet pantry connection
- Automatic fire alarm and sprinkler system
- 24-hour security surveillance
- Contactless proximity smart card system at turnstiles

Amenities

- Meeting rooms, auditorium and fitness centre with swimming pool at Oasis
- Food and Beverage outlets at Ascent, Cintech I, Oasis and One@KentRidge
- Retail shops and supermarket at One@KentRidge

TYPICAL FLOOR PLAN

- Leasable Area
- ▲ Passenger Lift
- Service Lift
- Toilet
- AHU Room



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

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