

Building Specifications – Business Park Space

Total Net Lettable Area	Varies per floor: <ul style="list-style-type: none"> • Approx. 2,670-3,700 sqm (28,700-39,800 sqft) for L2 to L9 • Approx. 800 sqm (8,600 sqft) for L10 • Approx. 220-270 sqm (2,300-2,900 sqft) for L11 & L12 				
Core/corridor-to-window depth	<ul style="list-style-type: none"> • 10.3m-11.8m facing external (varies) • 13.3m facing internal • 16.4m facing Rail Corridor (at L2 & L3) 				
Finished floor-to-ceiling height	2.7m at common corridor				
Ceiling	NA				
Floor system	Bare concrete				
Floor loading	7.5 kN/sqm at L2 to L10 5.0 kN/sqm at L11 and L12				
Structural vibration criteria	ISO 100 µm/s (4000 mips)				
Curtain wall	General system consists of unitized folded curtain wall system comprising of aluminum frame with double glazed units with heat strengthened glass and low E coating.				
Total no. of car parking spaces	83 lots with 2 accessible lots				
Toilets	Male and Female; with accessible stalls for the ambulant disabled, individual accessible toilet, lactation room 2 additional individual accessible toilets provided at L2 & L3				
ACMV	VSD AHU with motorized damper Chilled water circuit tap-off connection available in tenant unit Exhaust shaft and roof spaces available for tenant's exhaust duct and fan installation				
Plumbing and sanitary	Potable water connection provided in tenant unit Floor traps connected to dilution tank and to IC provided in tenant unit				
Security system	Visitor Management System 24-hour security service with access control at turnstiles CCTV monitoring at key locations				
Fire protection	The development is provided with automatic sprinkler network, portable fire extinguishers, fire alarm system, wet riser system and hoses reels				
Incoming electrical supply & loads	Dual feed for 22kV incoming power supply Lighting: 8W/sqm Power (Office Area): 65W/sqm Power (Open Laboratory Area): 80W/sqm Power (Support Laboratory Area): 170W/sqm				
Standby generator	1 no. 700kVA, 400V, 50Hz Standby Generator which includes emergency load (12W/sqm) is provided for tenant				
Spare riser	2 spare risers reserved for tenants' use, subject to availability				
Telecommunication	Free Public Wifi at communal space 2-way air-blown microducts (5/3.5)mm from TEL riser to each unit				
Lifts Provision	Types	Zone	No.	Load Capacity	Speed
	Passenger	Low Zone: 1 st to 7 th Sty	4	24 Pax (1630 kg)	2.5m/s
	Passenger	High Zone: 1 st & 8 th to 12 th Sty	4	24 Pax (1630 kg)	2.5m/s
	Car Park Lift	B2, B1 & 1 st Sty	1	17 Pax (1155 kg)	1.6m/s
	Service / Fire	All floors	2	30 Pax (2040 kg)	2m/s