

The Alpha

Science Park Space



The Singapore Science Park is Asia-Pacific's most prestigious address for R&D and technology, unique for its lushly landscaped grounds and unrivalled for its high quality facilities and services. Situated along Singapore's Technology Corridor, the Park's campus-like setting provides the ideal working environment for more than 260 MNCs, local companies and research organisations.

Location

Address

10 Science Park Road (off Pasir Panjang Road)
The Alpha, Singapore Science Park II
Singapore 117684

Accessibility

- Within 5-10 min drive from the National University of Singapore (NUS)
- A 15-min drive from the CBD and from Clementi or Buona Vista MRT stations
- A 5-minute walk to the bus stop with bus nos. 10, 30, 51, 143, 188 & 200
- Bus stop for Science Park shuttle service conveniently located in front of the building

Building Specifications

Type of Building

- 4-storey building with 2 inter-connecting blocks

Total Lettable Floor Area

- Approx. 27,933 sqm

Unit Sizes

- Research units: From 80 sqm
- IT units : From 110 sqm

Floor to Floor Height

- Floor to false ceiling : 3 m
- Floor to underside of beam : 4.5 m

Floor Loading

- Basement : 2.5 KN/sqm
- 1st storey : 10 KN/sqm
- 2nd - 4th storey : 7.5 KN/sqm
- Roof : 10 KN/sqm

Column Spacing

- 14.4 m



Doors

- Single leaf of 1.0 m to 2.0 m wide and 2.1 m high

Loading / Unloading Bay

- 1 loading/unloading bay
- Location: Ramp provided at the side of the building (near #01-01)

Car Park

- 187 sheltered lots in the basement
- 8 surface lots on 1st storey

No. of Lifts

- Passenger : 3 (15 persons per lift)
- Cargo : 1 (2.5 tonnes)
2.5 m (W) x 2.0 m (D) x 2.4 m (H)

Air-conditioning Hours

- Research units: Tenants to fit their own, cooling tower provided
- IT units : Mon to Fri - 8 am to 8 pm
Sat - 8 am to 3 pm

Other Amenities

- Air-conditioned cafeteria and sandwich bar at the lobby
- Air-conditioned lounge area at 1st and 2nd storey
- Meeting rooms available for rent

Finishes

- Lift lobby and common areas
 - ◆ Floor : Homogeneous tiles
 - ◆ Walls : Granite / homogeneous tiles
 - ◆ Ceiling: Plaster / metal ceiling
- IT Unit
 - ◆ Floor : Blk A (1st / 2nd storey) - 70 mm cement screed
Blk A (3rd storey) - Raised flooring
 - ◆ Walls : Painted finish surface

Security

- 24-hours security system
- Closed circuit TV system