

The Capricorn

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

1 Science Park Road (off Pasir Panjang Road)
The Capricorn, Singapore Science Park II
Singapore 117528

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

- 5-storey building with basement carpark, boasting a double volume glass lobby entrance with 50-year old Banyan Tree towering over a landscaped courtyard and water features

Type of Premises

- Research units: Bare units ideal for any R&D activities with wet laboratory set-ups
- IT units : Fitted units with false ceiling, central air-conditioning and lighting ideal for software development and IT set-ups

Total Lettable Floor Area

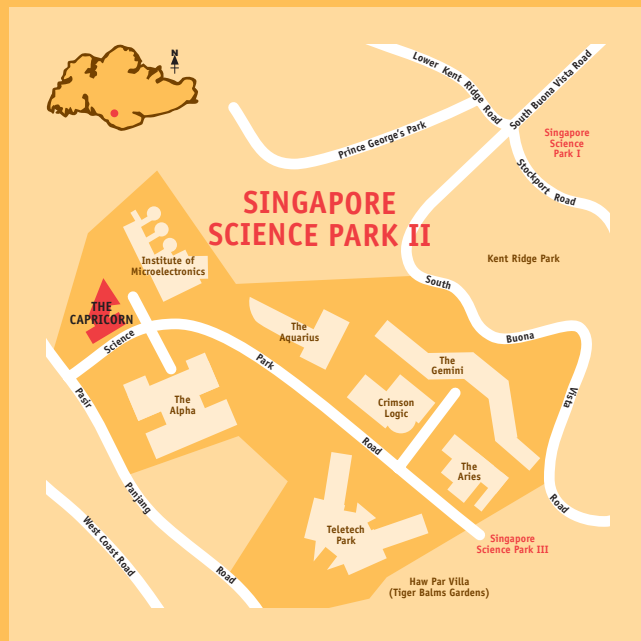
- Research units: Approx. 10,000 sqm
- IT units : Approx. 11,500 sqm

Unit Sizes

- Research units: From approx. 70 sqm up to 2,000 sqm per floor
- IT units : From approx. 130 sqm up to 2,300 sqm per floor

Floor Loading

- 1st storey : 10 KN/sqm
- 2nd - 6th storey: 7.5 KN/sqm
- Basement : 7.5 KN/sqm



Column Spacing

- 13.2 m x 13.2 m

Floor to Floor Height

- Floor to floor
 - ◆ 1st storey : 5 m
 - ◆ 2nd - 5th storey: 4.5 m
- Floor to ceiling for IT units: 2.7 m

Car Park

- 268 sheltered lots in the basement
- 9 surface lots on 1st storey

Finishes

- Building exterior
 - ◆ Aluminum cladding, reflective window glazing with spray-textured paint finish
- Building interior
 - ◆ Full-height glazing and spacious double volume entrance lobby

- ◆ Homogeneous tiles and spray-textured finish at lift lobbies
- Common corridors
 - ◆ Plastered brick wall and / or dry wall partitions with carpeted floors or ceramic tiles

Research / IT Unit

- Plastered brick wall and / or painted dry wall partitions with cement floor finish with reflective
- Windows with reflective tinting help minimize heat and glare
- Ample spare duct spaces for exhaust fumehoods, air-con ducts and other building/research equipment purposes
- Ample floor traps provided in research units ideal for wet laboratory set-ups
- Designated space for air-conditioning equipment in research units

Mechanical and Electrical Provisions

- Central air-conditioning provided for IT units, common corridors and lobbies
- Central chilled water tap-offs for research units at S\$0.12 per kWhr
- Central system for type 2 De-Ionised (DI) Water for research units at S\$35/cubic metres of consumption
- Electrical supply at 3 phases of 400 volts
 - ◆ Research units: 590 W/sqm for equipment
 - ◆ IT units : 150 W/sqm for equipment
- Water supply tap off points available within unit
- Telecommunication facilities: Tap off points available within unit and additional tap off points available from TAS riser ducts
- MATV connection: Tap off points available from data riser duct, enabling TV broadcast reception
- SECOM intrusion prevention facility available for security purposes
- 4 passenger lifts (20 persons or 1,360 kg)
- 2 service lifts (2,500 kg)