

Techplace I & II

Industrial Properties



Set in the Ang Mo Kio industrial estate and within close proximity to Ang Mo Kio new town, Techplace I & II offers choice business space solutions for companies in the electronics, information technology and manufacturing industries. Companies in the community include Kinergy, NEC, Univac Precision Engineering, Venture Corporation, and American Fine Wire.

Location

- Techplace I is located within Ang Mo Kio Industrial Park I at Ang Mo Kio Ave 10
- Techplace II is located within Ang Mo Kio Industrial Park II at Ang Mo Kio Ave 5
- Strategically situated within a 5 minutes drive away from the Central Expressway (CTE)
- Via CTE, it is only a 10 minutes drive to the city and 20 minutes drive to Changi International Airport
- Within 5 minutes drive from Ang Mo Kio MRT station

TECHPLACE I

Comprises three 7-storey buildings and a 4-storey building, as well as a single-storey canteen

Building Specifications

Net Lettable Area

Approx. 4,000 sqm per floor
(subdivision available from 100 sqm onwards)

Floor Loading

Blk 4008

- 1st storey - 10 kN/sqm
- 2nd-4th storey - 7.5 kN/sqm

Blk 4009

- 1st storey - 12.5 kN/sqm
- 2nd-4th storey - 7.5 kN/sqm
- Corridor - 5 kN/sqm
- Car park & ramp - 2.5 kN/sqm

Blk 4010/4012

- 1st storey - Non-suspended
- 2nd/3rd storey - 12.5 kN/sqm
- 4th-7th storey - 7.5 kN/sqm

Floor to Ceiling Height

Blk 4008

- 1st storey - 3.85 m
- 2nd-4th storey - 3.45 m

Blk 4010/4012

- 1st-6th storey - 3.6 m
- 7th storey - 3.7 m

Power Supply Allocation

- 0.286 amps - 0.44 amps per sqm of lettable space
- Blk 4009 - 0.4 amps per sqm of lettable space

Passenger Lifts

- 2 for Blk 4009
- 1 each for Blk 4010 & 4012



Cargo Lifts

- 3 each for Blk 4008, 4010 & 4012
- Dimensions:
 - ◆ Blk 4008 : 2.5 m(L) x 2.15 m(D) x 2.6 m(H)
 - ◆ Blk 4010/4012 : 2 m(L) x 2.5 m(D) x 2.5 m(H)

Amenities

- Carpark and canteen are available in Techplace I

TECHPLACE II

Comprises five 5-storey buildings, as well as a single storey canteen

Building Specifications

Net Lettable Area

Approximately 3,400 sm per floor
(subdivision available from 176 sqm onwards)

Floor Loading

Blk 5000/5002/5004/5006

- 1st storey - Non-suspended
- 2nd storey - 12.5 KN/sqm
- 3rd-5th storey - 7.5 KN/sqm

Blk 5012

- 1st storey - 15 KN/sqm
- 2nd/3rd storey - 12.5 KN/sqm
- 4th/5th storey - 10 KN/sqm

Floor to Ceiling Height

- 1st & 5th storey Approximately 3.8 m - 4.2 m

Power Supply Allocation

- 0.32 amps-0.52 amps per sqm of lettable space
- Tenant is to fix own distribution board (DB) and run cable from switchroom to unit

Passenger Lifts

- 1 each for Blk 5000, 5002, 5004 & 5006
- 2 for Blk 5012

Cargo Lifts

- 2 each for Blk 5000, 5002, 5004 & 5006
- 4 for Blk 5012 (2 on East Wing and 2 on West Wing)
- Dimensions:
 - ◆ Blk 5000 - 5006 : 2 m(L) x 2.5 m(D) x 2.5 m(H)
 - ◆ Blk 5012 : 2.3 m(L) x 2 m(D) x 2.3 m(H)

Amenities

- Canteen, clinic, autobanking facilities are available
- Training/meeting rooms are also provided

