

# INDUSTRIAL PROPERTY

EDWARD BOUSTEAD CENTRE  
82 UBI AVENUE 4  
SINGAPORE 408832



## Property Introduction

- Property completed in 2014
- 8-storey light industrial building
- Suitable for high tech industrial space with a good corporate image

## Property Location

- Strategically located with close proximity to CBD and Changi Airport
- 5 mins walk to nearby bus stop
- 5 mins drive to Macpherson and 10 mins walk to Tai Seng MRT.
- Easily accessible to KPE, PIE and TPE
- Well-served by amenities and services such as coffee shops, food courts, Mapletree 18 Tai Seng white site, F&B establishments, banks and medical services.

For leasing enquiries, please contact us at +65 6748 3945 or [leasing@boustead.sg](mailto:leasing@boustead.sg)  
82 Ubi Ave 4, #08-01 Edward Boustead Centre

# MAP AND BUILDING SPECIFICATIONS



## ACCESSIBILITY MAP



## BUILDING SPECIFICATIONS

GFA	8,758.75 square meters
Property Type	Business 1 Light Industry
No. of floors	8 floors (Production, Office & Carpark), Roof Garden
Typical floor areas / Unit Size	Approximately 2,466 to 5,951 square feet
Floor to Floor Height	1 <sup>st</sup> floor (5.0m), 2 <sup>nd</sup> floor (3.0m), 5 <sup>th</sup> to 6 <sup>th</sup> floor (4.0m), 7 <sup>th</sup> to 8 <sup>th</sup> floor (4.0m)
Floor loading	1 <sup>st</sup> floor (12.5kN/m <sup>2</sup> ), 2nd to 4th Level car park (2.5kN/m <sup>2</sup> ), 5th to 6th Level (7.5kN/m <sup>2</sup> ), 7 <sup>th</sup> to 8 <sup>th</sup> floor (4.0kN/m <sup>2</sup> )
Power Supply	2 MVA Low Tension
Lift(s)	1 Passenger, 1 Fireman / Service , 1 Cargo
Air-conditioning	Central air-conditioning system
Loading Bay	1 <sup>st</sup> floor
Car Parking Lots	140
Lease Options	"As-is" Basis

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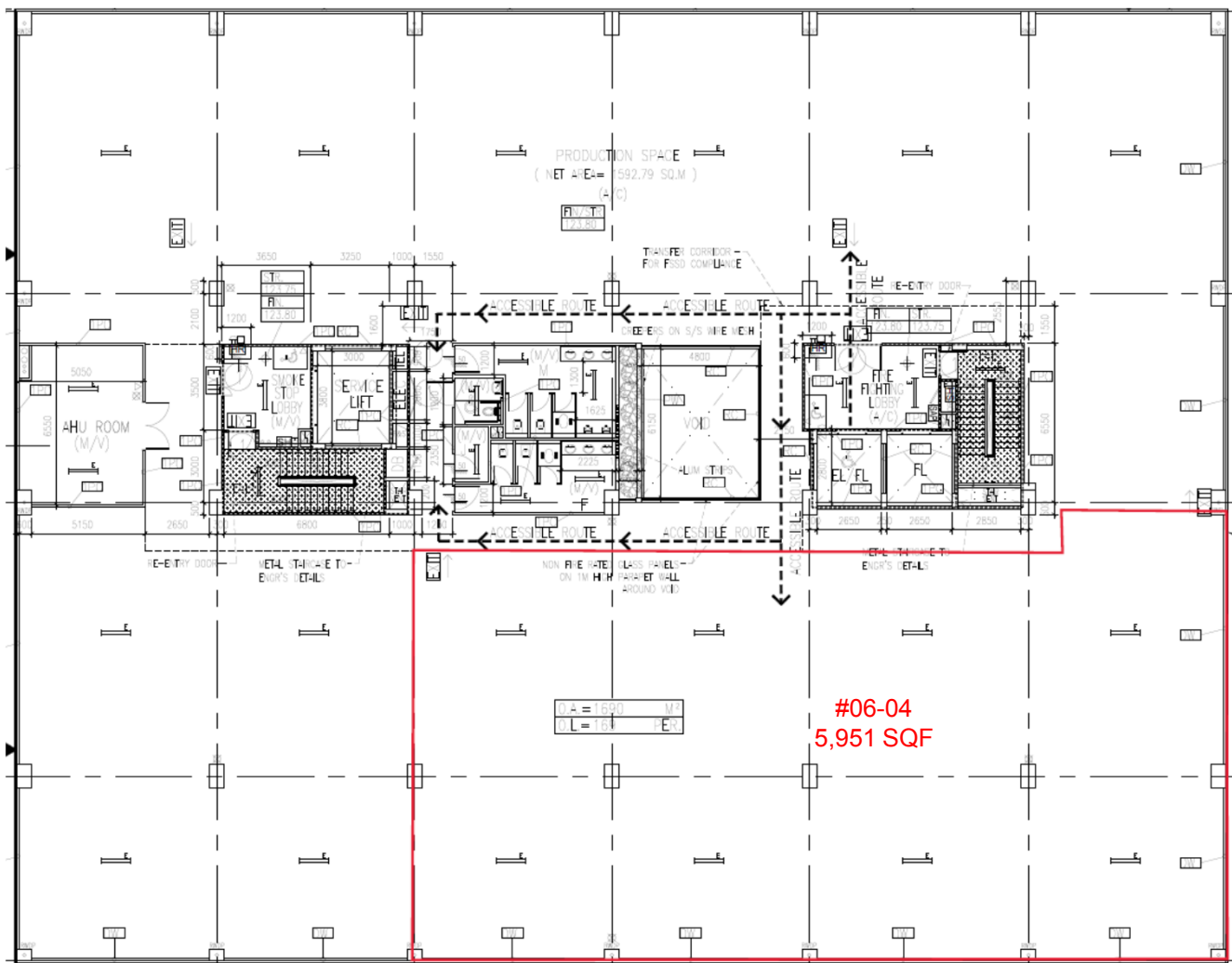
# SPACES AVAILABILITY #06-04



## FLOOR PLANS

Unit: #06-04

Area: 552.86 square meters / 5,951 square feet



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