

INDUSTRIAL PROPERTY

36 TUAS ROAD
SINGAPORE 638505



The property was completed in 1995 and refurbished in 2008. It is an industrial building with a GFA of 11,470.27 square metres. . The property has four (4) main buildings, a two (2) storey office block, a machinery workshop / warehouse with ancillary office, a fabrication workshop / warehouse with ancillary office and a warehouse / canteen with ancillary office. It is suitable for companies in fabrication, machining and assembly of mechanical engineering products.

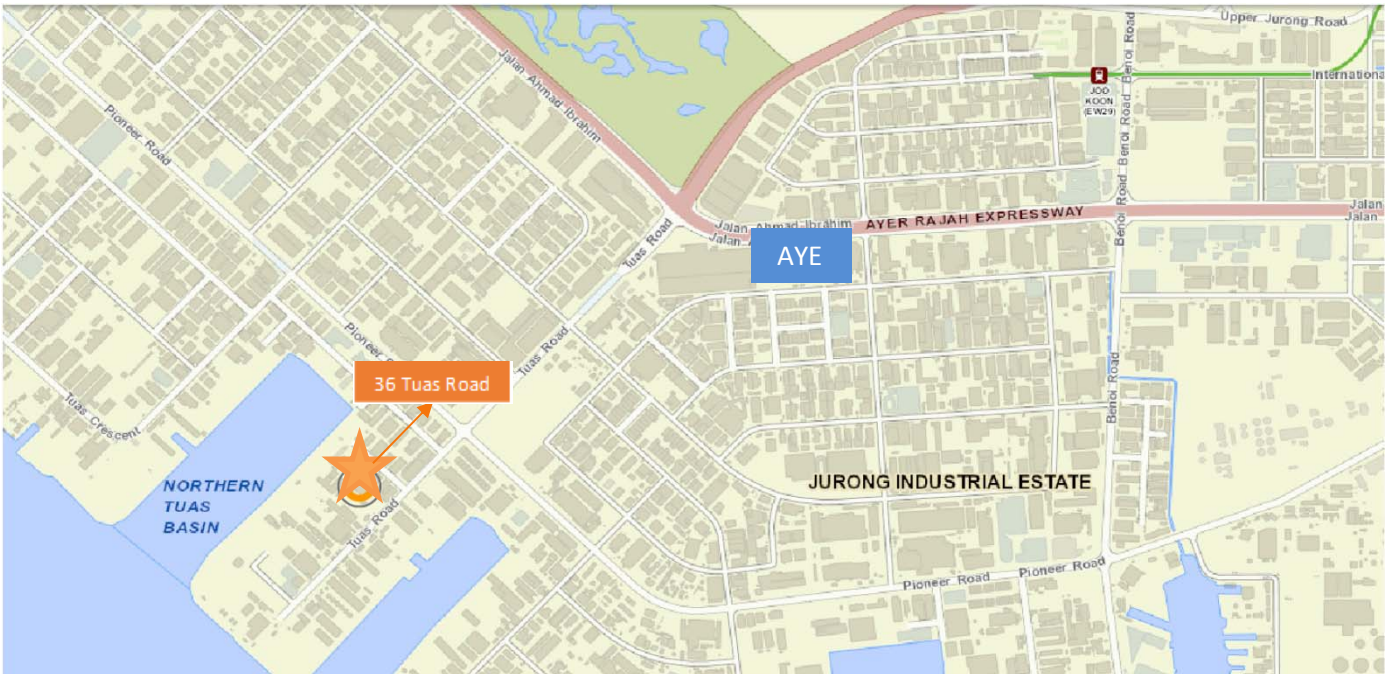
The property is located within Jurong Industrial Estate, the largest and most comprehensively developed industrial estate in Singapore. It is situated on the south-western side of Tuas Road, off Pioneer Road. The estate is served by public transportation with feeder bus service running between Boon Lay Bus Interchange / MRT Station and various parts of the estate. It is of close proximity to major expressway such as Pan Island Expressway, Kranji Expressway and Ayer Rajah Expressway. Tuas Checkpoint is also nearby within a short drive away.

The property is well served by nearby supporting amenities and services such as shopping malls (Jurong Point, FairPrice Hub), banks and medical services.

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



ACCESSIBILITY MAP



Source: www. wheretosg

BUILDING SPECIFICATIONS

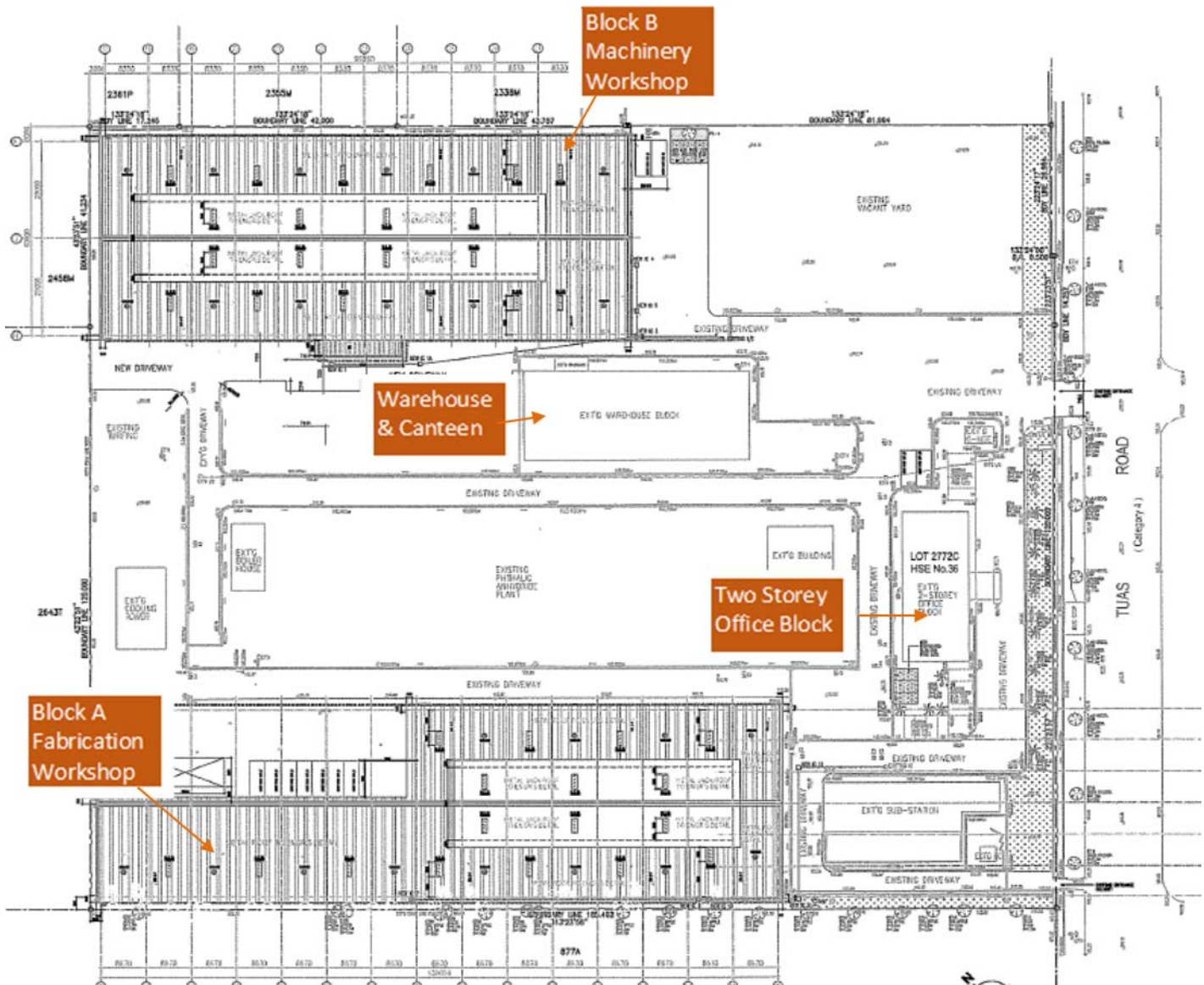
Land Area	29,893.10 square metres / 321,767 square feet
Land Description	Rectangular land with a frontage of about 160m and depth of 185m and prospective tenant has an option to lease the Water-Front space direct from JTC (subject to approvals).
Property Type	Business 2
GFA	11,470.27 square metres / 123,466 square feet
Plot Ratio	Maximum Permissible -1.0, Utilised - 0.38
Building Layout	Two (2) Storey Office Block Block A: Fabrication workshop / warehouse with ancillary office Block B: Machinery workshop / warehouse with ancillary office Warehouse / canteen with ancillary office
Power Supply	(LT 1.25 and 1 MVA 2500A &1600A) (HT 6.6KV 4MVA)
Fire Protection System	Fire Alarm and Hosereel systems
Car / Lorry Parking Lots	Surface lots
Lease Options	"As-is" Basis , "Improved" Basis

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Floor Plans

Area: 11,470.27 square metres / 123,466 square feet



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