# 151 LORONG CHUAN FOR LEASE - B1 HIGH-TECH INDUSTRIAL





Nestled in Lorong Chuan (D19) and along the Circle Line, NEW TECH PARK is a B1 Hi-Tech multi-tenanted industrial building. Surrounded by greenery and flowering trees, it provides a conducive environment for its tenants. This 6 storey industrial building is an ideal hub for R&D, Electronics, Pharmaceuticals, E-commerce, Media and Technology. Just 12 mins drive away from the city, it is served by a major transport network of three expressways (CTE/PIE/KPE) and 1 min walk to Lorong Chuan MRT linking to the North South and North East MRT lines.



## ACCESSIBILITY

- 1 min walk to Lorong Chuan MRT
- Well connected via CTE/PIE/KPE

### **BUILDING SPECIFICATIONS**

#### **Unit Size**

• Ranges from 2,700 - 45,000 sf

#### **Floor Loading**

- 2nd 6th storey (Lobby A) - 7.5 kN/m<sup>2</sup>
- 2nd 3rd storey (Lobbies B to H) - 12.5 kN/m<sup>2</sup>
- 4th 6th storey (Lobbies B to H) - 7.5 kN/m<sup>2</sup>

#### **Ceiling Height**

• 2nd - 6th storey - 4.8 m

#### Lifts

- 18 passenger lifts (1,350 kg) and 2 passenger lifts (630kg)
- 1 Lobby A Firemen lift
- 14 Cargo lifts (4,000 kg)

### Loading/Unloading

• 14 loading/unloading bays with dock levellers

#### **Unit Electrical Provision**

• 63 to 200 amps 3 phase

#### Security

- CCTV cameras complete with digital video recorder
- Guard tour system
- 24hr security surveillance

#### **Car Parking**

• 477 lots

#### **Amenities Around**

- New lifestyle mall with F&B options, supermarket, 24hr gym and foodcourt
- 600+ seating capacity auditorium
- Childcare facility
- Upgraded tennis court

#### Signage

• Signage rights available to selected tenants, subject to payment of license fee

### TYPICAL FLOOR PLAN



### CONTACT US

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