# 23 SERANGOON NORTH AVENUE 5 FOR LEASE - B1 HIGH-TECH INDUSTRIAL





Located in the Ang Mo Kio district, 23 Serangoon North Avenue 5 is a 5-storey industrial building with a mezzanine level. With its well decorated lobby and high-power provision, it is a magnet for companies in the semi-conductor industry. This is complemented by a wide array of eateries and a 24-hour supermarket in its vicinity.



### ACCESSIBILITY

- Well-served by Central Expressway and Seletar Expressway
- Accessible by Ang Mo Kio MRT station along the North-South line

# **BUILDING SPECIFICATIONS**

#### **Unit Size**

• Ranges from 1,900 - 23,000 sf

#### **Floor Loading**

- 1st storey lobby 5.0 kN/m<sup>2</sup>
- 2nd 6th storey ancillary office
  2.5 kN/m<sup>2</sup>
- 1st storey production 15.0 kN/m<sup>2</sup>
- 2nd 6th storey production
  10.0 kN/m<sup>2</sup>

#### **Ceiling Height**

- 1st 6th storey ancillary office 4.0 m
- 1st storey production 7.0 m
- 2nd 3rd storey production 6.0 m
- 5th storey production 4.0 m
- 6th storey production 6.0 m

#### Lifts

- 2 Passenger lifts (900 kg)
- 2 Cargo lifts (3,000 kg)

**Car Parking** 

• 23 lots

#### Loading/Unloading

• 4 loading/unloading bays with dock levellers

#### **Unit Electrical Provision**

• 63 to 200 amps 3 phase

#### Security

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

#### **Amenities Around**

• Eateries & 24 hr supermarket available nearby

#### Signage

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

## TYPICAL FLOOR PLAN



# CONTACT US

### +65 6580 7760

#### leasing@sabana.com.sg

While every reasonable care has been taken in preparing this fact sheet, the REIT and its agents cannot be held responsible for any inaccuracies or omissions. All information, specifications, visual representations and plans are subject to the possibility of inaccuracies and omissions and are subject to change and/or re-survey and approval from the relevant authorities. The information on this factsheet does not form part of any offer or contract and neither the REIT nor its agents can be held for any inaccuracies, changes, losses or damages arising therefrom.