8 COMMONWEALTH LANE FOR LEASE - B1 HIGH-TECH INDUSTRIAL





Conveniently located amongst the residential area of Queenstown, 8 Commonwealth Lane is a 4-storey light industrial building with a 6-storey annex block. With its upgraded lobbies, it is ideal for the biomedical industry due to its proximity to One-North.



ACCESSIBILITY

- Located near Commonwealth MRT station along East-West line
- Accessible via Ayer Rajah Expressway

BUILDING SPECIFICATIONS

Unit Size

• Ranges from 500 - 19,000 sf

Floor Loading

- 1st storey Lobby A 20.0 kN/m²
- 2nd 3rd storey Lobby A 10.0 kN/m²
- 4th storey Lobby A 4.0 kN/m²
- 2nd 3rd storey Lobby B 10.0 kN/m²
- 4th storey Lobby B 4.0 kN/m²
- 5th 6th Storey Lobby B 5.0 kN/m²

Ceiling Height

- 1st storey Lobby A 6.0 m
- 2nd 3rd storey Lobby A 4.0 m
- 4th storey Lobby A 3.5 m
- 1st storey Lobby B 6.0 m
- 2nd 3rd storey Lobby B 4.0 m
- 4th 6th storey Lobby B 3.7 m

Signage

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

TYPICAL FLOOR PLAN



- 2 Passenger lifts (1,000 kg)
- 1 Cargo lift (3,000 kg)

Loading/Unloading

• 3 loading/unloading bays with 2 dock levellers

Unit Electrical Provision

• 63 to 600 amps 3 phase

Security

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

Car Parking

- Lobby A 17 lots
- Lobby B -14 lots (including 1 handicap lot)

Amenities Around

• Eateries nearby



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