

# JTC Space @ Tampines North SPETA 29 July 2015

# JTC Space @ Tampines North



High technical specifications for heavier manufacturing activities

Future-ready for new and emerging manufacturing activities



# JTC Space @ Tampines North - Location



Loyang  
Industrial  
Estate

Changi  
North  
Industrial  
Estate

JTC Space @  
Tampines North



# JTC Space @ Tampines North

## - Project Details

<b>Location</b>	Tampines Avenue 10
<b>Land Area</b>	1.13 ha
<b>Zoning</b>	Industrial Business 2
<b>PR</b>	3.0
<b>Proposed Gross Floor Area (“GFA”)</b>	33,773 m <sup>2</sup>
<b>Proposed Net Lettable Area (“NLA”)</b>	25,107 m <sup>2</sup>
<b>No. of Storeys</b>	Level 1 & 2: 5 Land-based units with open yard Level 3 – 9: 99 High-rise units (14 units with open yard)
<b>Typical Unit Sizes</b>	High-rise units: 161 – 364 m <sup>2</sup> Land-based units: 1,130 – 1,708 m <sup>2</sup>
<b>Floor Loading</b>	15 kN/m <sup>2</sup> (Level 1 – 3) 10 kN/m <sup>2</sup> (Level 4 & above)
<b>Floor to floor Height</b>	5m to 7m
<b>Corridor Width</b>	2.5m
<b>Expected TOP</b>	Nov 2016

# Perspective



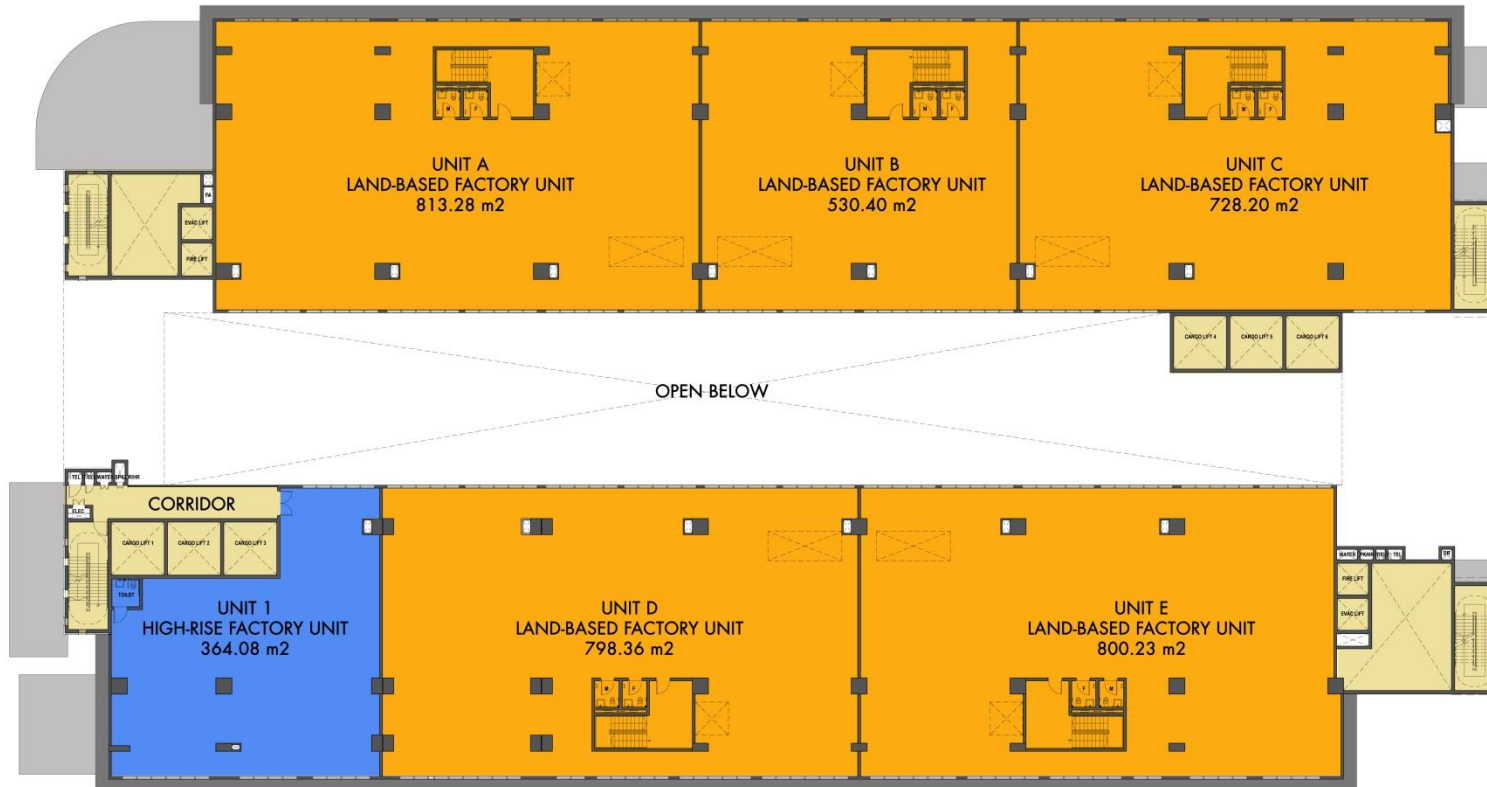
# Unit Floor Plans – Land-Based



Unit sizes ranges 1,100 – 1,700sqm

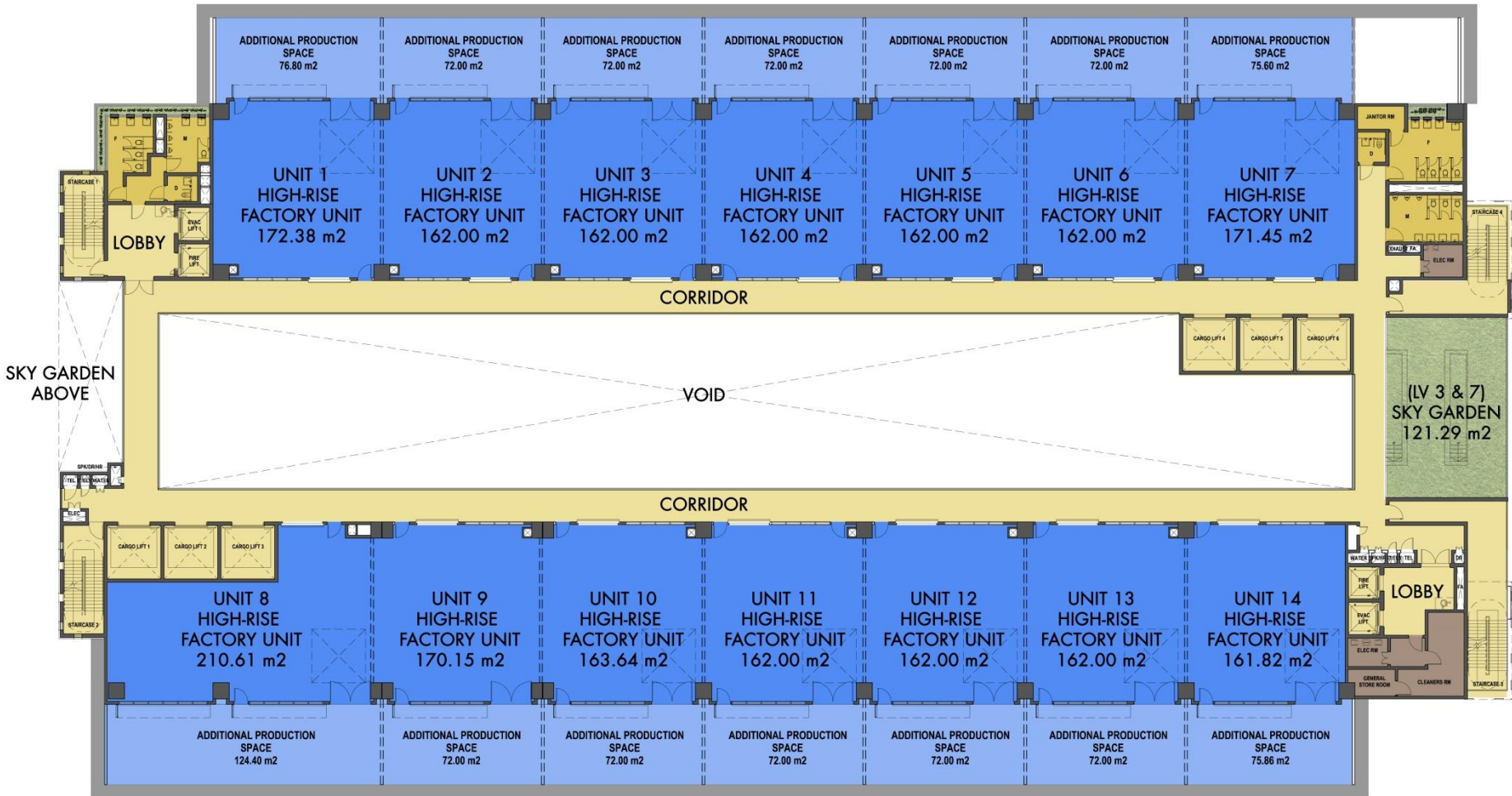


# Unit Floor Plans – Land-based



Level 2

# Unit Floor Plans – High Rise

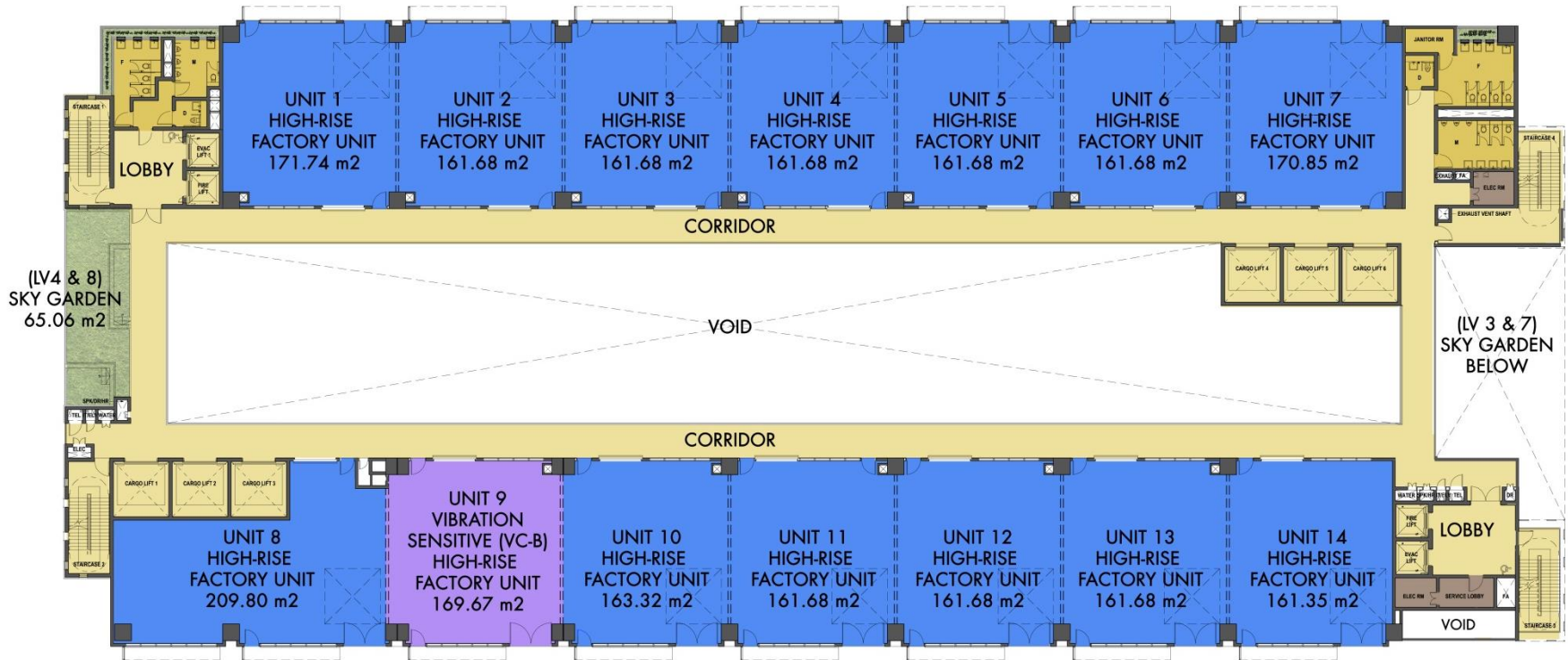


Level 3

Unit sizes ranges 234 to 337sqm



# Unit Floor Plans – High Rise



UNIT 8	LV 5	LV 6	LV 7	LV 8	LV 9
	207.62 m <sup>2</sup>	205.40 m <sup>2</sup>	203.33 m <sup>2</sup>	200.31 m <sup>2</sup>	196.65 m <sup>2</sup>

**Level 4 to 9**


**Unit sizes ranges 161 to 207sqm**

# JTC Space @ Tampines North

## - Allocation Details

<b>Gross Rental (psqm/pm)</b>	\$20.56 (Land-based units) \$15.48 (Level 3, with Open Yard) \$18.45 (Level 4 to 9) \$21.60 (Level 4 to 9, Vibration-sensitive units)
<b>Posted Price (psqm)</b>	\$2,175
<b>Service Charge (psqm/pm)</b>	\$4.07
<b>Refurbishment Charge (psqm/pm)</b>	\$1.16

<b>Tenancy</b>	3 + 3 years (First come, First serve)
<b>Lease</b>	20 years (Assessment Criteria)



# JTC Space @ Tampines North

## Target Segment



# JTC Space @ Tampines North

## - High Interest Level



- a) High demand for JTC's facility in the East region
  - Future-ready with higher technical specs
- b) Opportunity for consolidation with large contiguous space
- c) Attractive rental
  - i. The posted rental rate will be offered. In the event the prevailing posted rental rate becomes higher or lower upon the effective date of Tenancy, we will adopt the lowest rate.

# JTC Space @ Tampines North

## - Target Segment



- a) PE industries, including those supporting Aerospace, O&G and consumer products
  - Mould making, injection moulding, vacuum forming, high-mix low-volume production
  - Measuring / testing equipment, vibration sensitivity up to 0.1 micron
  - Common requirement:
    - Heavy machinery, requiring floor loading up to 15kN/m<sup>2</sup>
    - 5-7m ceiling height,
    - Cooling tower, compressor

# JTC Space @ Tampines North

## - Target Segment



### b) System Integrator

- Design and configure automation line layout
- Fabricate & assemble different modules into one conveyor system
- Staging area for assembling & testing
- Common requirement
  - Drop-down fixtures - electrical load, dry compressed air, internet point
  - Vibration sensitive space & laminar hood (for clean room environment )
  - Ancillary space for Cooling Tower, Compressor
- Short term tenancy 3 to 6 months



# JTC Space @ Tampines North

## - Target Segment



- c) General manufacturing from the East requiring heavy technical specification and in the midst of consolidation / growth
  - i. Printing
    - Large format printing – column free space
    - Offset printing – high floor loading

# JTC Space @ Tampines North

## - Contact Information



For more information, please contact the following officers:

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Breaking New Ground

Thank You