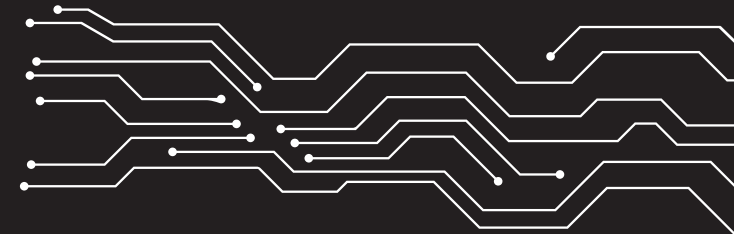


351 ON BRADDELL
INNOVATIVE BUSINESS SPACE





BE WELL POSITIONED

Centrally Positioned in Singapore • Gateway to the Asia Pacific



FOR

ACCESSIBILITY

CENTRALITY

CONNECTIVITY

EXPANSION

SMARTNESS

SUSTAINABILITY

POSITIONED FOR CONNECTIVITY



LEGEND

Expressways

MRT LINES

North South Line

Circle Line

North East Line

Downtown Line

East West Line

Thomson - East Coast Line



Sitting right beside the nearest MRT station - Braddell MRT Station and Circle Line from Bishan MRT Station (one stop away).

Connect from Bright Hill MRT Station, a station on the upcoming Thomson-East Coast Line.



Connected by road to the rest of Singapore via the nearby Central Expressway (CTE) and Pan-Island Expressway (PIE).

Experience congestion-free driving with the new Braddell Flyover.

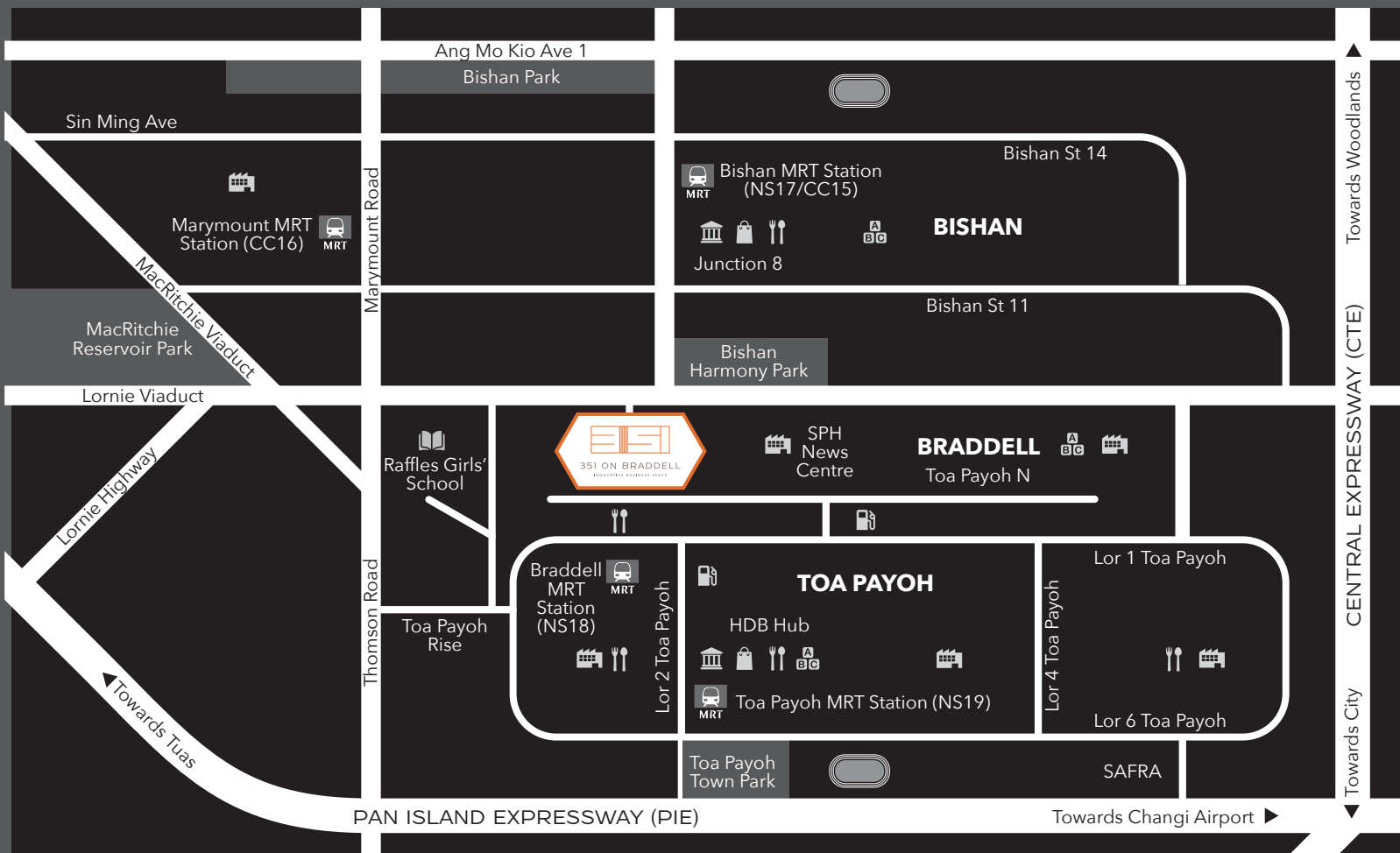


Flying overseas?

Arrive at Changi Airport in just 25 mins.



The heart of the Central Business District (CBD) is just a 15 mins drive away. Avoid CBD rush hour jam to and from work.



LEGEND

- MRT Station
- Industrial Estate
- Eateries
- Childcare
- Stadium / Sport Facilities
- School
- Bank
- Shopping
- Petrol Station



Walk to Braddell MRT Station (North South Line) in just 5 mins.



This strategic location enables access from mature satellite estates like Ang Mo Kio, Toa Payoh and proximity to residential estates including Braddell, Bishan and Thomson, providing a good talent pool.



Good proximity to collaborative clusters of established businesses and enterprises such as 3M, Apple, NCS, SingTel, SPH and ST Engineering.

AMENITIES NEARBY



Supermarkets at Toa Payoh Hub & Bishan Junction 8



Cafes, coffee shops, fast food, food courts & restaurants



Childcare & entertainment centres



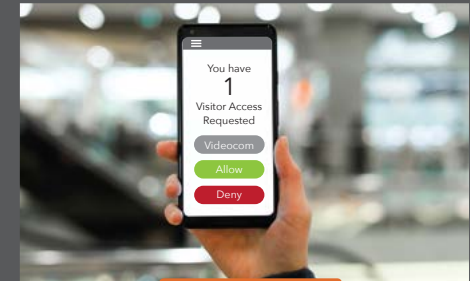
Parks, sports facilities & stadiums



SAFRA Toa Payoh Clubhouse

POSITIONED FOR SMARTNESS

Designed to stand apart with smart features



MOBILE ACCESS
(Tenant and visitor)



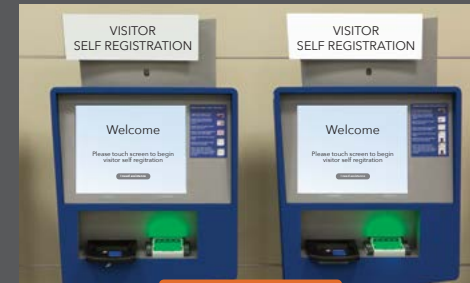
ELECTRIC VEHICLE LOTS WITH CHARGING STATIONS



INTEGRATED CAR PARK MANAGEMENT SYSTEM
(Visitor)



SMART CCTV
(Fault based reporting for additional security)



VISITOR SELF-REGISTRATION KIOSK WITH LIFT ACCESS CONTROL SYSTEM



BICYCLE PARKING WITH END OF TRIP FACILITIES



URBAN FARMING



GYMPOD
(On demand gym)



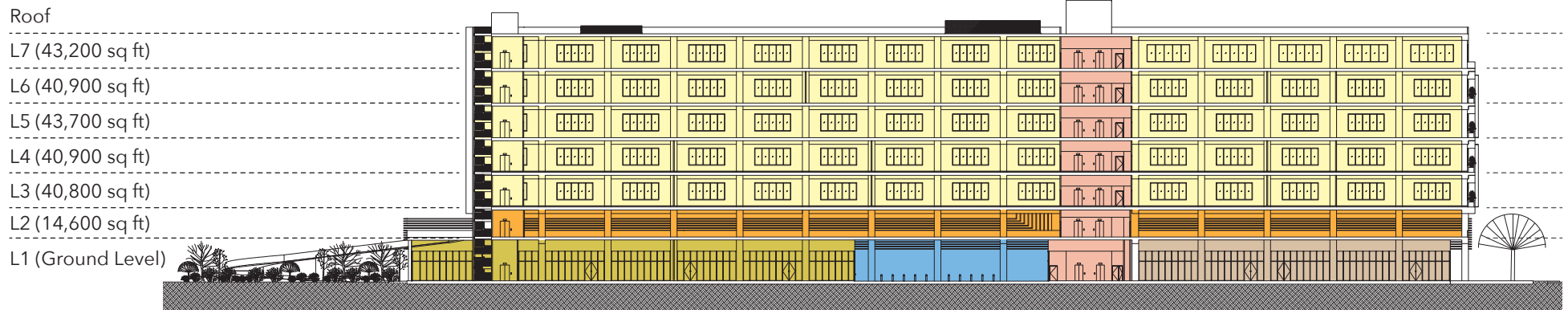
INTEGRATED SYSTEM FOR AIR CON EXTENSION
(Tenant)

SIZEABLE WINDOWS THAT ENABLE AMPLE NATURAL LIGHT INTO THE INTERIOR

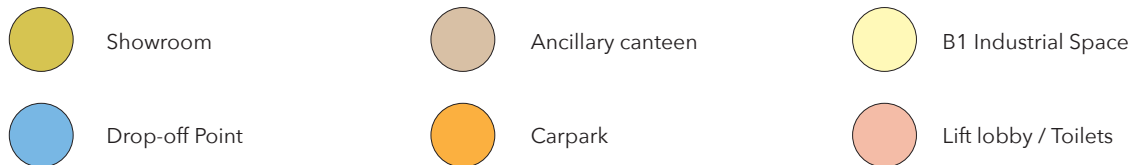


POSITIONED FOR EXPANSION

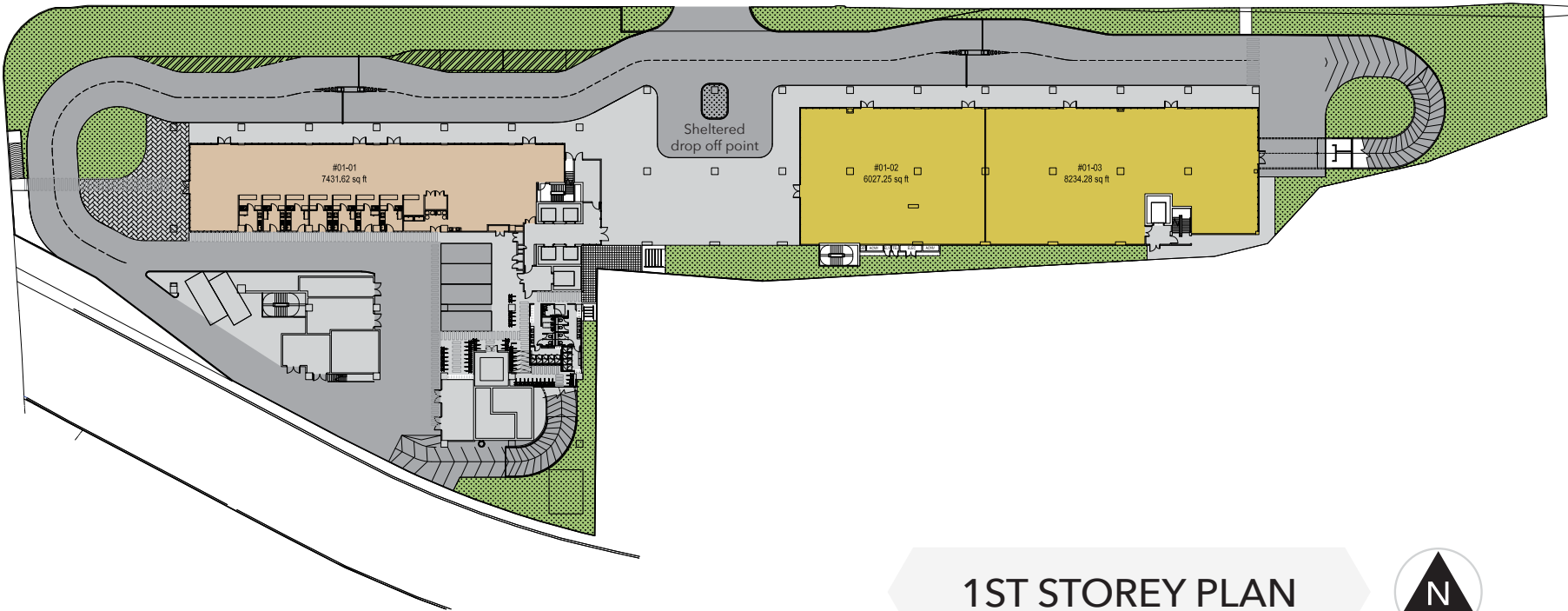
STACKING PLAN



LEGEND



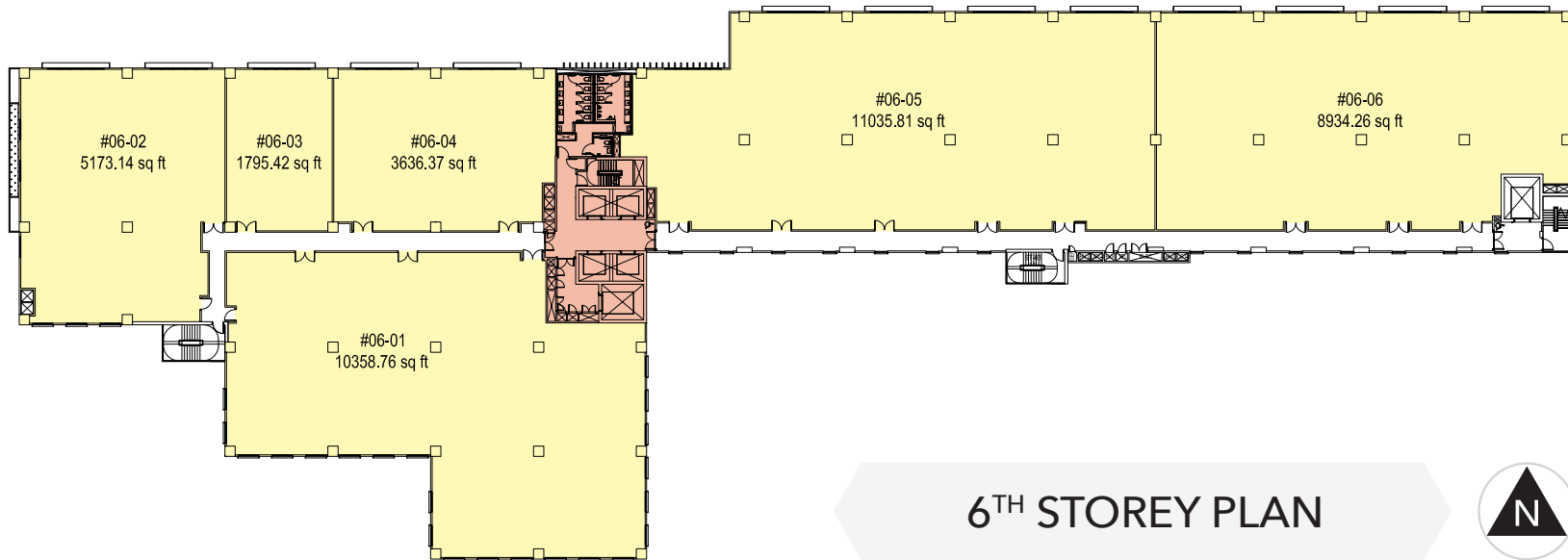
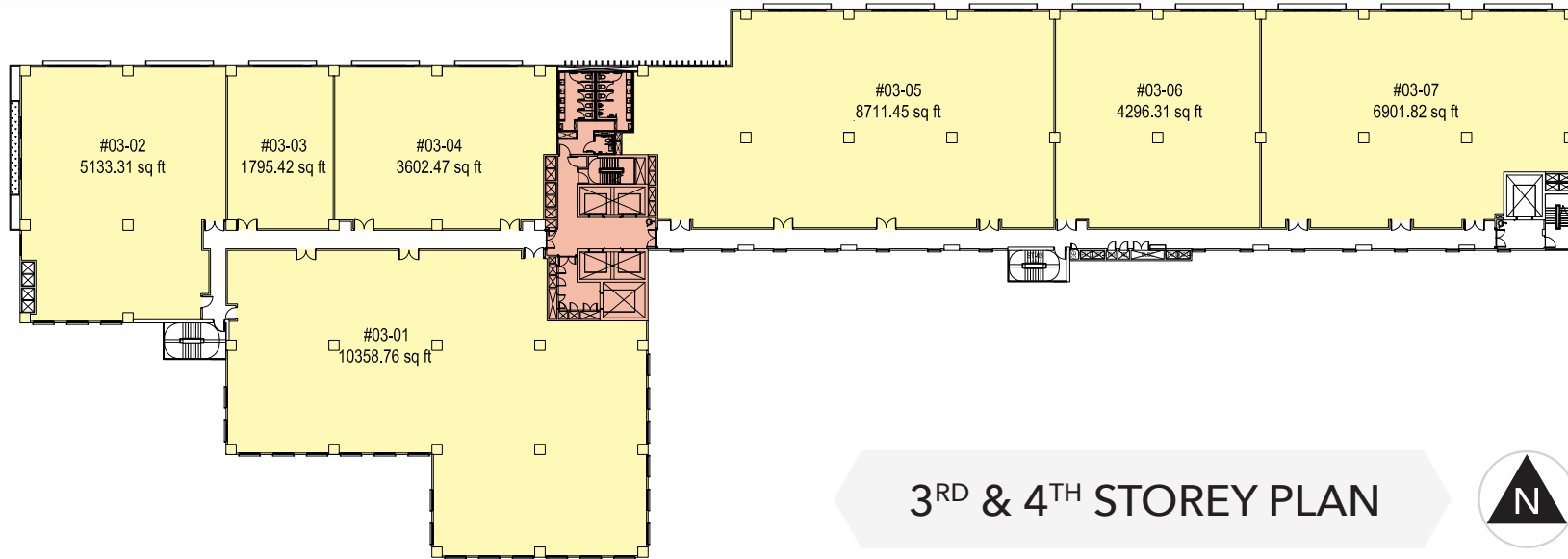
* Above areas are approximate only and are subject to finalization.

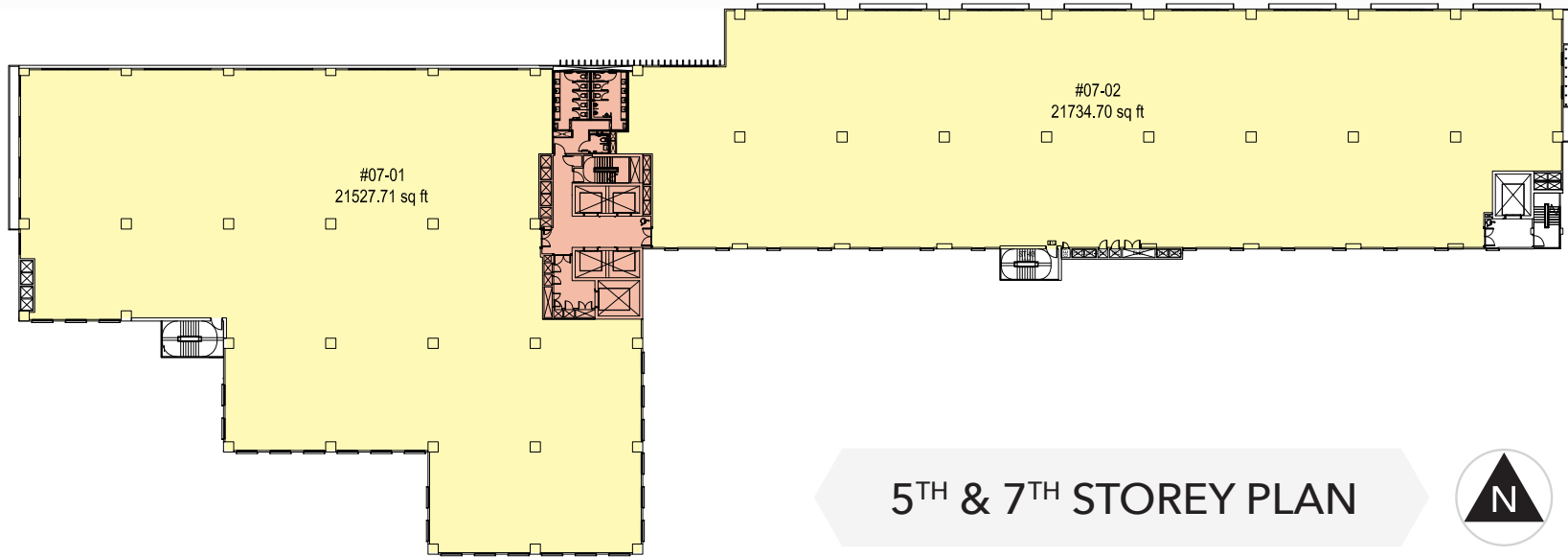


1ST STOREY PLAN



FLOOR PLANS





POSITIONED FOR SUSTAINABILITY

Close to nature and high on sustainability with net-zero emission common areas



SUSTAINABILITY

- Incorporating and harvesting renewable energy from solar roof panels
- Landscaping and perimeter lighting are fully-solar powered
- Repurposing felled trees into art pieces and furniture displays onsite
- Maximising replacement of green areas through vertical planters and gardens
- Community/urban farming
- Conserving communal spaces around trees to be conserved onsite

GREEN RESPITE

BISHAN PARK

Bishan-Ang Mo Kio Park is a 62-hectare park and also home to a wide array of interesting fauna and flora, making it ideal for nature lovers. Fitness enthusiasts can cycle or jog along the well-maintained tracks, accompanied by the soothing rhythm of the river.

MACRITCHIE RESERVOIR PARK

MacRitchie Reservoir Park is a popular spot for nature lovers and exercise enthusiasts. Take a morning or evening walk and stroll along the water's edge to admire the beauty and serenity of the reservoir.

BUILDING TECHNICAL SPECIFICATIONS

Building Description	Proposed 7-storey industrial development with ancillary facilities and temporary industrial canteen on Lot 10824P MK 17 at Braddell Road (Bishan Planning Area) Total site area - 104,584 sqft Total GFA - 260,411 sqft	Electrical Power	Dual feed for 3MVA incoming supply Power: B1 Industrial Space: 100W/sqm, 3-phase Showroom Space: 150A, 3 phase F&B Space: 400A, 3 phase	Other Provisions	End of Trip (EOT) Facility with 8 shower rooms and lockers Floor traps provision at designated locations within tenanted space Toilets at each floor Raised flooring of 150mm on 3rd and 4th storeys																
Type of Space	B1 Industrial Space Ancillary Canteen Space	Telecommunications	Telecom risers are provided to facilitate service providers to provide telecommunication service to the tenants. 1 no. 2 way ABF microduct for service provider Cable tray and ultra-high speed fiber broadband infrastructure is provided by Landlord. Tenants shall liaise and subscribe to the relevant service providers.	Ceiling Height	<table border="1"> <thead> <tr> <th></th> <th>Floor-to-Ceiling Clear Height</th> <th>Floor to Soffit Height</th> <th>Slab to Slab Height</th> </tr> </thead> <tbody> <tr> <td>B1 Industrial Space 3rd to 7th Storey</td> <td>3.0m</td> <td>4.7m</td> <td>5.2m</td> </tr> <tr> <td>Showroom 1st Storey</td> <td>4.6m</td> <td>6m</td> <td>6.5m</td> </tr> <tr> <td>Ancillary Canteen 1st Storey</td> <td>N.A.</td> <td>5.5m</td> <td>6.5m</td> </tr> </tbody> </table>		Floor-to-Ceiling Clear Height	Floor to Soffit Height	Slab to Slab Height	B1 Industrial Space 3rd to 7th Storey	3.0m	4.7m	5.2m	Showroom 1st Storey	4.6m	6m	6.5m	Ancillary Canteen 1st Storey	N.A.	5.5m	6.5m
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Expected TOP	3Q 2020	Air-Conditioning System	Centralised air-conditioning with complete ducting works, diffusers, VAV boxes and accessories	Floor Loading Capacity	<table border="1"> <tbody> <tr> <td>Roof (space for tenant equipment)</td> <td>1.5kN/m², 2 nos of tenant plinths 10kN/m²</td> </tr> <tr> <td>B1 Industrial Space 3rd to 7th Storey</td> <td>7.5 kN/m²</td> </tr> <tr> <td>Showroom 1st Storey</td> <td>10 kN/m²</td> </tr> <tr> <td>Carpark 2nd Storey</td> <td>EP (20190429) 2.5kN/m²</td> </tr> <tr> <td>Ancillary Canteen 1st Storey</td> <td>EP (20190429) 7.5kN/m²</td> </tr> </tbody> </table>	Roof (space for tenant equipment)	1.5kN/m ² , 2 nos of tenant plinths 10kN/m ²	B1 Industrial Space 3rd to 7th Storey	7.5 kN/m ²	Showroom 1st Storey	10 kN/m ²	Carpark 2nd Storey	EP (20190429) 2.5kN/m ²	Ancillary Canteen 1st Storey	EP (20190429) 7.5kN/m ²						
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Typical Floor Plate Size	East Wing - approximately 19,600 sqft West Wing - approximately 20,800 sqft Amalgamated (excluding corridor space) - approximately 40,500 sqft	Air-Conditioning Operating Hours	Air conditioning operating hours: B1 Industrial Space: Monday to Friday : 8am to 6 pm Saturday: 8.30 am to 12.30 pm (excl. Sundays and PH) F&B Space: Monday to Friday: 7am to 6pm Saturday: 7:30am to 12:30pm (excl. Sundays and PH)																		
Column Grid	A combination of following modules: 10m x 10m / 10m x 8.5m	Parking	82 car parking lots 7 motorbike parking lots 90 bicycle lots 2 handicap accessible lots																		
Lifts Provision	2 passenger lifts 2 passenger lifts cum fireman lifts 1 service lift - 2.5ton with car size of 2.0m x 3.0m clear 1 service lift cum fireman lift - 2.5 ton with car size of 2.0m x 3.0m clear	Floor System	Cement screed (except for selected floors equipped with 150mm raised flooring)																		
Security System	CCTV Surveillance system 24/7 security guards	Loading Bay Facilities	3 loading/unloading bays																		
Windows	Height of window parapet wall: 1050mm Front facade windows height: 5500mm Back facade windows height: 1000mm or 2000mm																				
Fire Protection	Automatic fire sprinkler system, hosereel, dry riser and an automatic fire alarm system with manual break-glass points																				

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UNVEILING ANOTHER SMART DEVELOPMENT BY

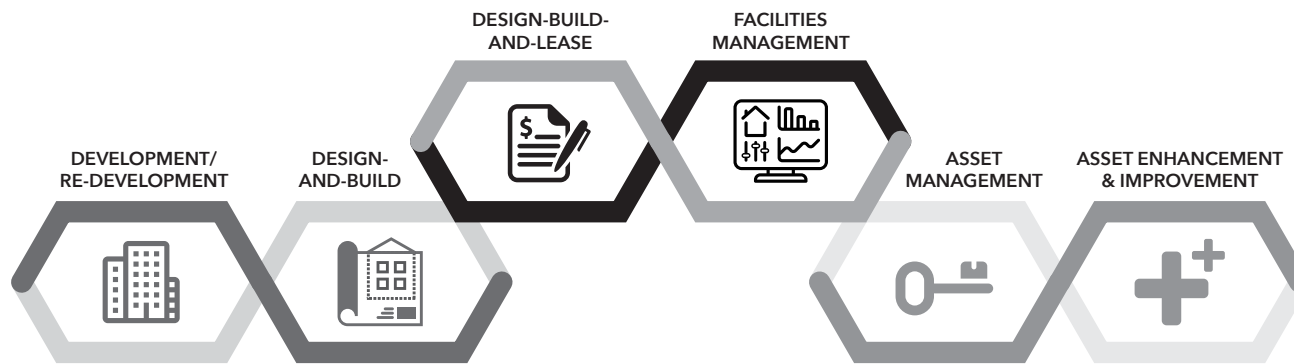
BOUSTEAD PROJECTS

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DESIGNED BY

RSP

RSP Architects Planners & Engineers is one of the most established architectural practices in Singapore and the region. For over 60 years, they have delivered innovative and sustainable design solutions for a wide range of developments through multidisciplinary expertise in town and master planning, urban design, architecture, engineering and interior design.



ENQUIRY HOTLINE:

+65 8125 3515

Developer: BP-Braddell LLP • Tenure: Leasehold of 30 years from 26 December 2018 • Legal Description: Lot No. 10824 of Mukim 17 • Zoning: B1 • Expected TOP Date: 3Q2020

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