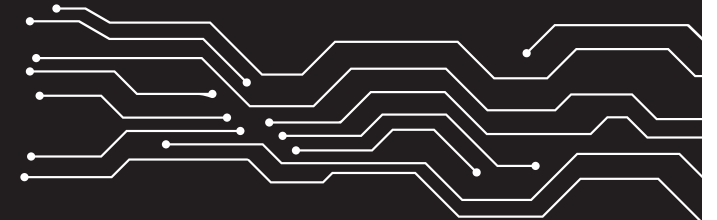
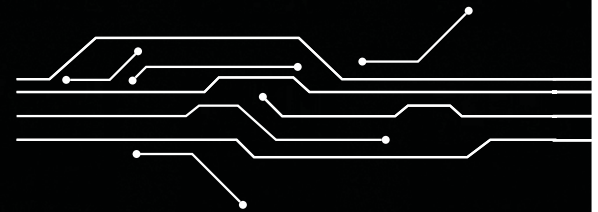


351 ON BRADDELL
INNOVATIVE BUSINESS SPACE



BE WELL POSITIONED

Centrally Positioned in Singapore • Gateway to the Asia Pacific





FOR

ACCESSIBILITY
CENTRALITY
CONNECTIVITY
EXPANSION
SMARTNESS
SUSTAINABILITY

POSITIONED FOR CONNECTIVITY



351 ON BRADDELL
INNOVATIVE BUSINESS SPACE

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.

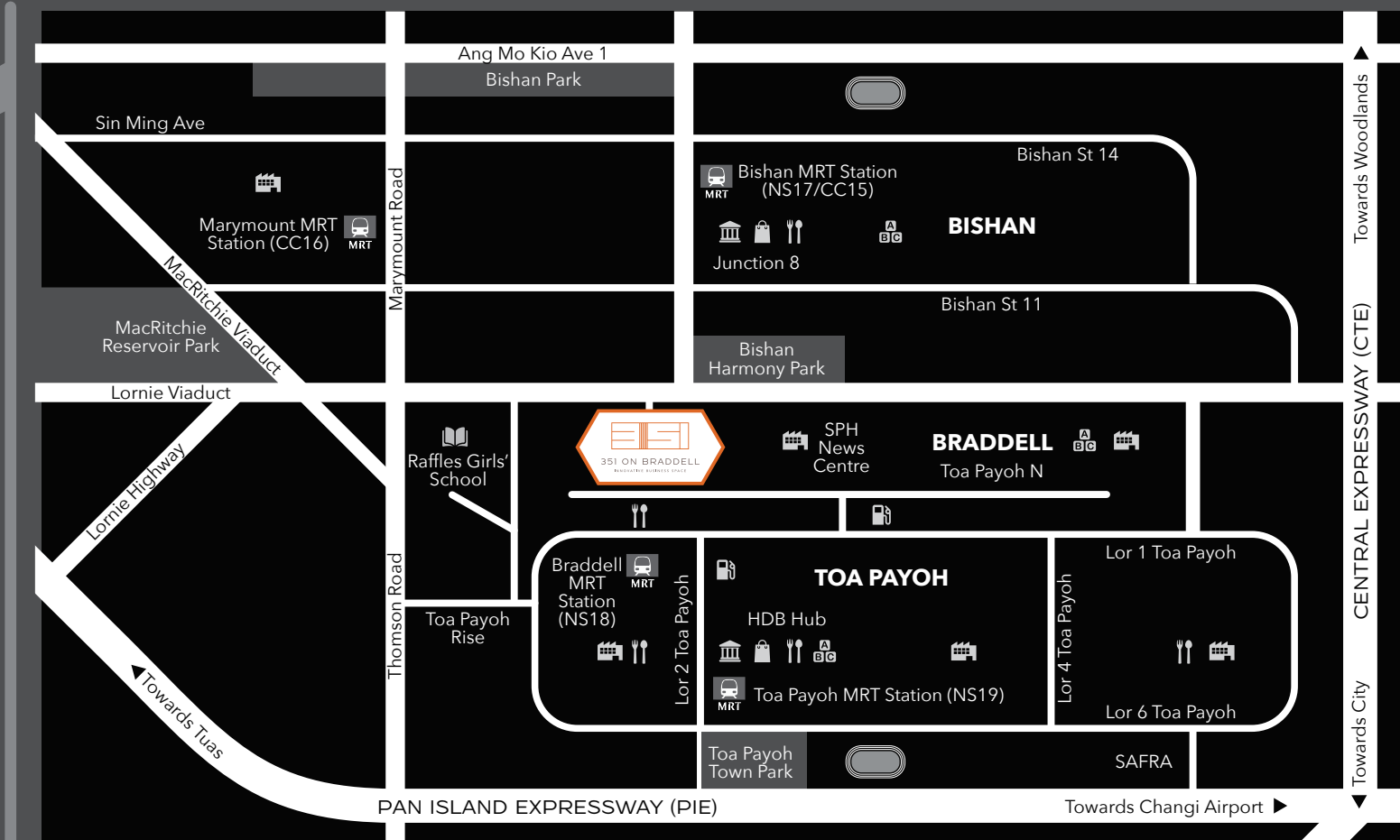


Flying overseas?

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



AMENITIES NEARBY



Supermarkets at Toa Payoh Hub & Bishan Junction 8



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



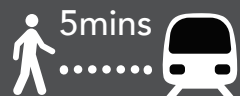
Childcare & entertainment centres



Parks, sports facilities & stadiums



SAFRA Toa Payoh Clubhouse



5mins
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.

POSITIONED FOR SMARTNESS

Designed to stand apart with smart features



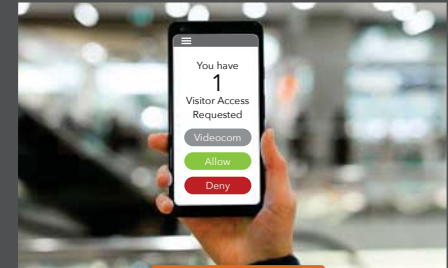
**ELECTRIC VEHICLE LOTS
WITH CHARGING
STATIONS**



**INTEGRATED CAR PARK
MANAGEMENT SYSTEM
(Visitor)**



SMART CCTV
(Fault based reporting
for additional security)



MOBILE ACCESS
(Tenant and visitor)



**VISITOR SELF-REGISTRATION
KIOSK WITH LIFT ACCESS
CONTROL SYSTEM**



**BICYCLE PARKING WITH END
OF TRIP FACILITIES**



**URBAN
FARMING**



GYMPOD
(On demand gym)



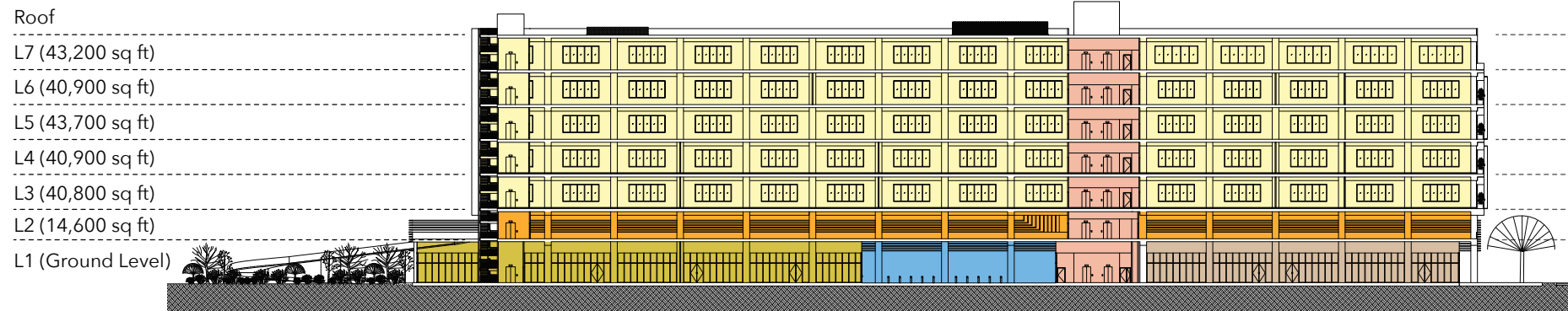
**INTEGRATED SYSTEM FOR
AIR CON EXTENSION
(Tenant)**

SIZEABLE WINDOWS THAT ENABLE AMPLE NATURAL LIGHT INTO THE INTERIOR



POSITIONED FOR EXPANSION

STACKING PLAN



LEGEND



Showroom



Ancillary canteen



B1 Industrial Space



Drop-off Point

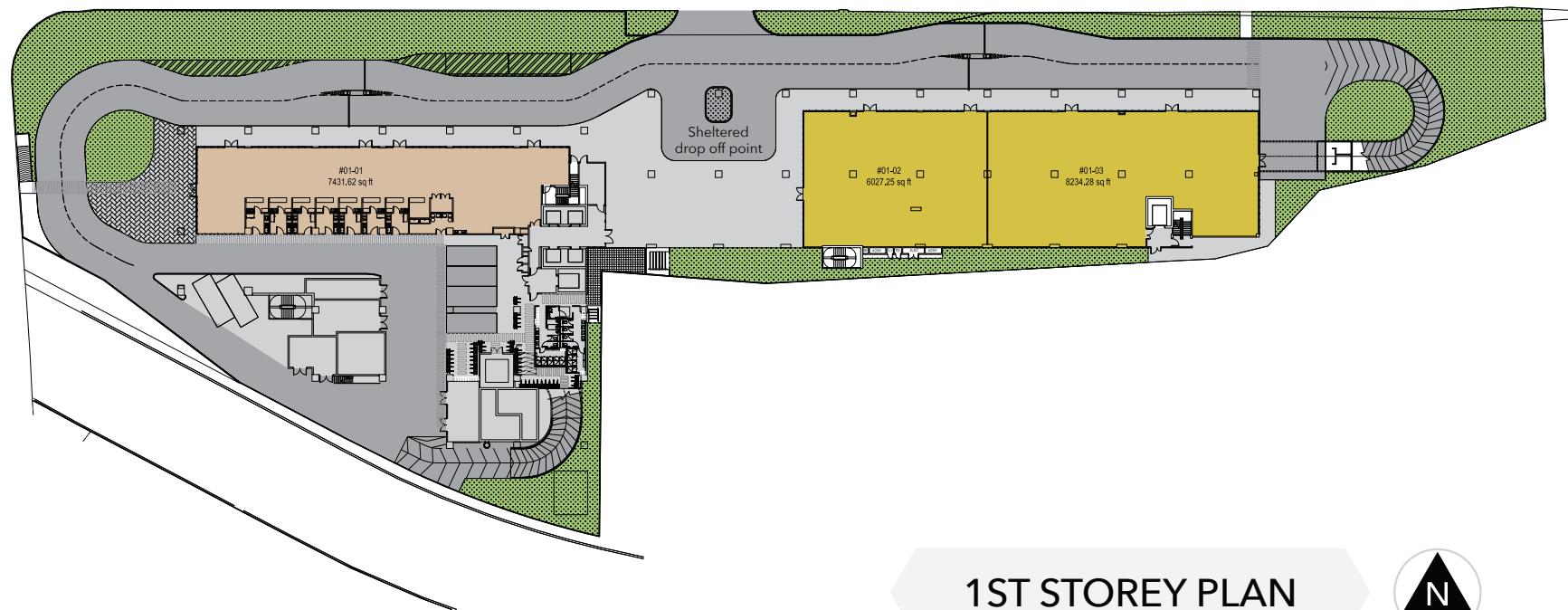


Carpark



Lift lobby / Toilets

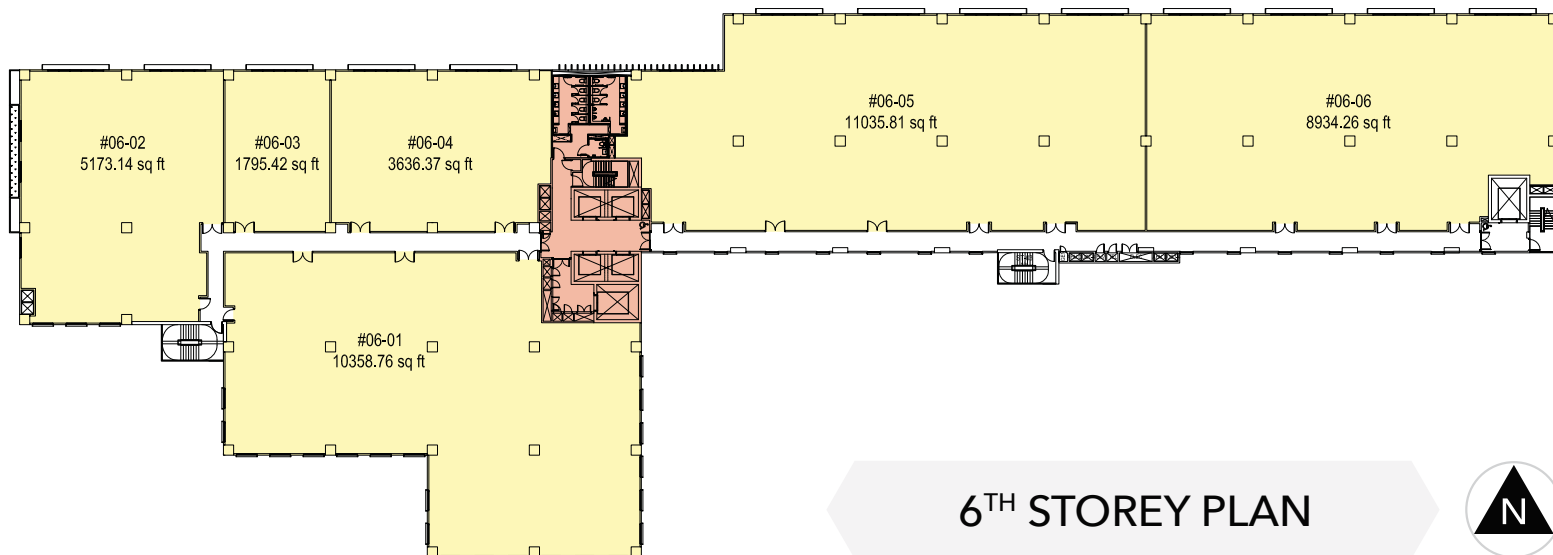
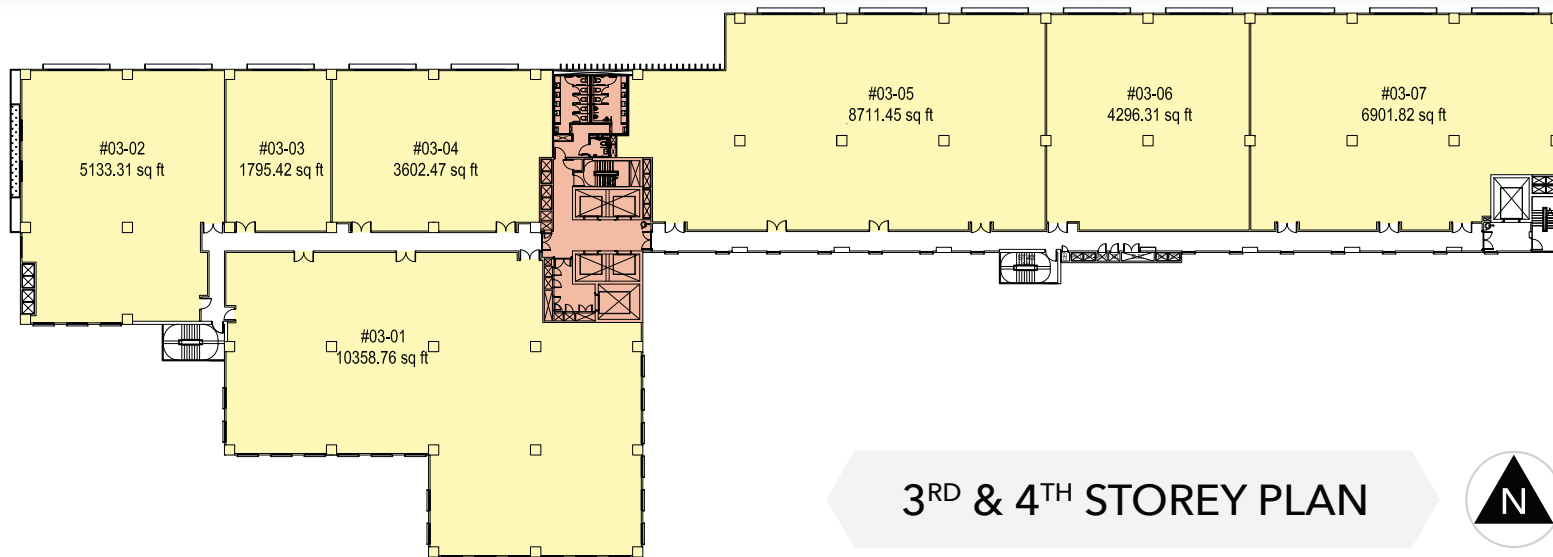
* Above areas are approximate only and are subject to finalization.

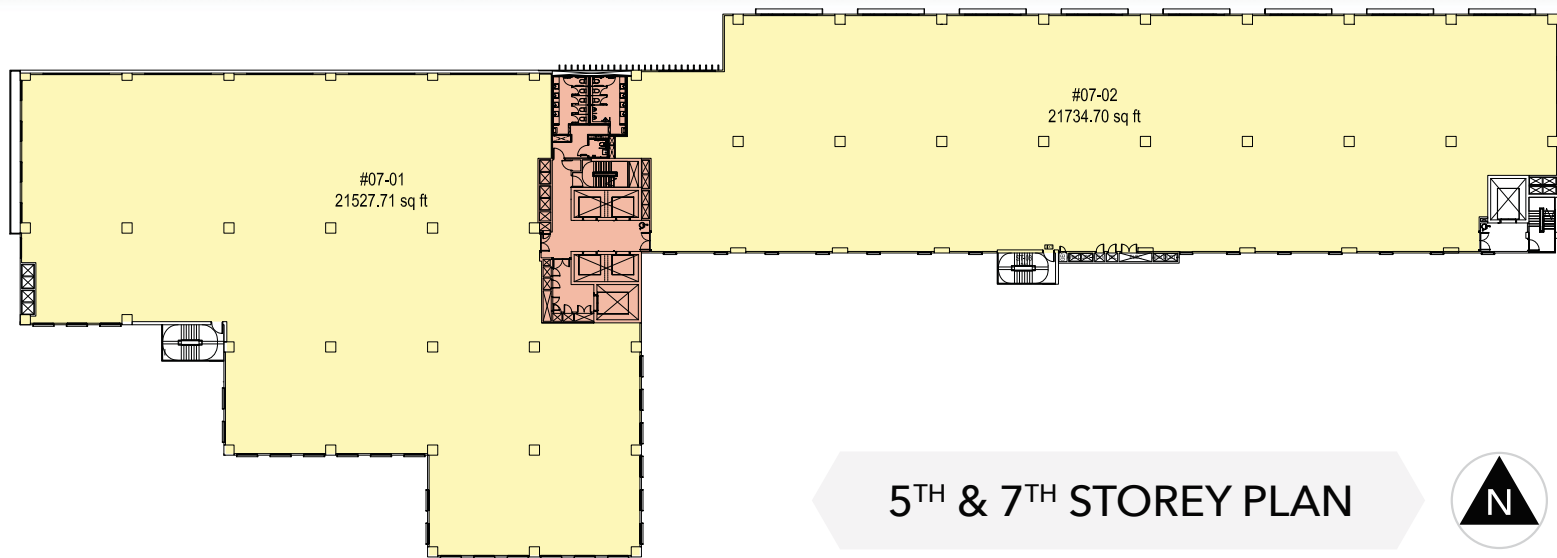


1ST STOREY PLAN



FLOOR PLANS





5TH & 7TH STOREY PLAN



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)	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	Floor-to-Ceiling Clear Height	Floor to Soffit Height	Slab to Slab Height
Expected TOP	3Q 2020			B1 Industrial Space 3rd to 7th Storey	3.0m	4.7m	5.2m
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 System	Centralised air-conditioning with complete ducting works, diffusers, VAV boxes and accessories	Showroom 1st Storey	4.6m	6m	6.5m
Column Grid	A combination of following modules: 10m x 10m / 10m x 8.5m	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)	Ancillary Canteen 1st Storey	N.A.	5.5m	6.5m
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	Parking	82 car parking lots 7 motorbike parking lots 90 bicycle lots 2 handicap accessible lots	Floor Loading Capacity	Roof (space for tenant equipment) 1.5kN/m2, 2 nos of tenant plinths 10kN/m2		
Security System	CCTV Surveillance system 24/7 security guards	Floor System	Cement screed (except for selected floors equipped with 150mm raised flooring)	B1 Industrial Space 3rd to 7th Storey	7.5 kN/m2		
Windows	Height of window parapet wall: 1050mm Front facade windows height: 5500mm Back facade windows height: 1000mm or 2000mm	Loading Bay Facilities	3 loading/unloading bays	Showroom 1st Storey	10 kN/m2		
Fire Protection	Automatic fire sprinkler system, hosereel, dry riser and an automatic fire alarm system with manual break-glass points			Carpark 2nd Storey	EP (20190429) 2.5kN/m2		
				Ancillary Canteen 1st Storey	EP (20190429) 7.5kN/m2		

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UNVEILING ANOTHER SMART DEVELOPMENT BY

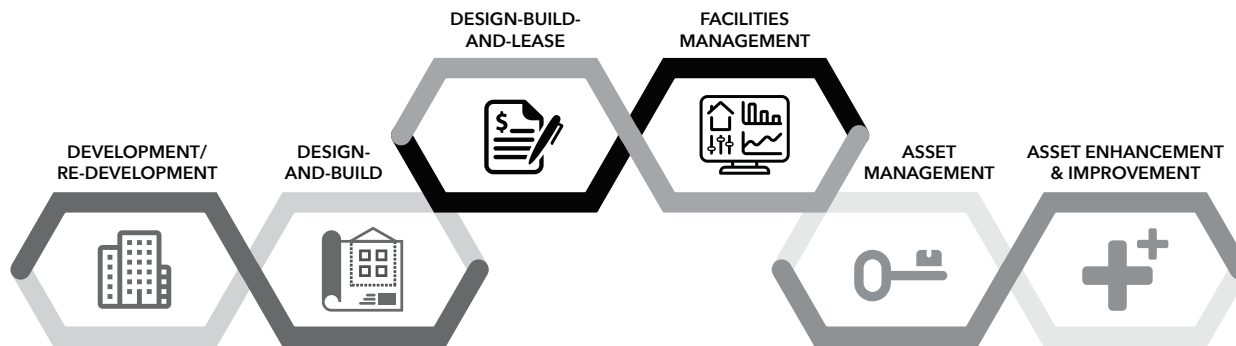
BOUSTEAD PROJECTS

Boustead Projects Limited is a subsidiary of and the Real Estate Solutions Division of SGX-listed Boustead Singapore Limited, a progressive global infrastructure-related engineering and technology group. Established in 1996 and separately listed on the SGX Mainboard in 2015, we are a leading industrial real estate solutions provider in Singapore, with core engineering expertise in the design-and-build and development of industrial facilities for multinational corporations and local enterprises. To date, we have constructed and developed more than 3,000,000 square metres of industrial real estate regionally in Singapore, China, Malaysia and Vietnam. Our in-depth experience covers the aerospace, business park and commercial, food, healthcare and pharmaceutical, high-tech manufacturing, info-communications, lifestyle, logistics, oil & gas, precision engineering, research & development, technology and waste management industries.

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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