



EDWARD BOUSTEAD CENTRE

82 Ubi Avenue 4 (S) 408832

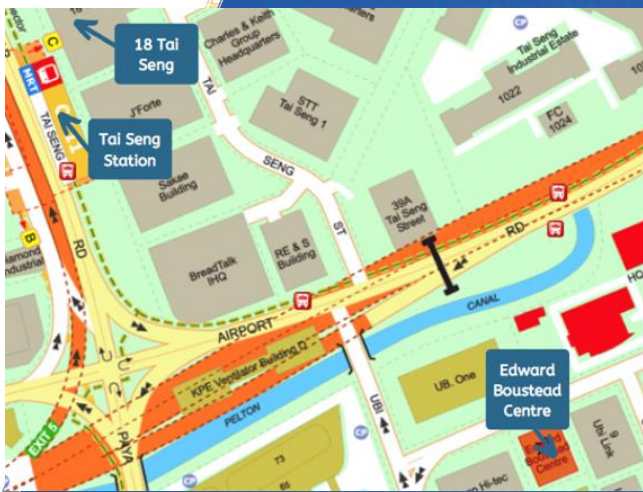
The property is located within Ubi Industrial Estate.

Completed in 2014, this 8-storey building is a high-tech industrial space with a good corporate image.

CONTACT US

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Map powered by Streetdirectory.com

LOCATION

- 82 Ubi Avenue 4 (S) 408832
- Close proximity to CBD and Changi Airport

ZONING

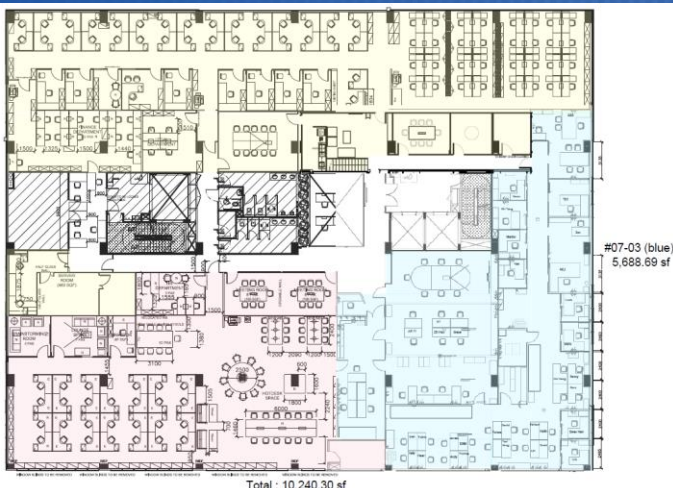
- Business 1

ACCESSIBILITY

- 5 mins walk to nearby bus stops
- 11 mins walk to Taiseng MRT
- 10 mins drive to CBD
- Easily accessible from PIE, KPE and TPE

SUPPORTING AMENITIES

- Tai Seng 18 and other F&B establishments
- Banks
- Medical services



Total : 10,240.30 sf

Site Layout Plan: Level 7

BUILDING SPECIFICATIONS

GFA

- 8758.75 square metres/94,280 square feet

NLA

- 7185.62 square metres/77,346 square feet

No. of Floors

- 8 Floors (Production, Office & Carpark)
- Roof Garden

Floor Plate Size

- 16,700 square feet

Clear Height (Floor to Ceiling Board)

- 6th and 7th Floor: 3.0m

Floor to Soffit Height

- 1st Floor: 5.0m
- 2nd Floor: 3.0m
- 5th-8th Floor: 4.0m

Floor Loading

- 1st Floor: 12.5kN/m²
- 2nd-4th Floor Carpark: 2.5kN/m²
- 5th-8th Floor : 7.5kN/m²

Power Supply

- 2 MVA Low Tension

Lift(s)

- 1 Passenger (25 pax - 1700kg)
- 1 Fireman/Service (25 pax - 1700kg)
- 1 Cargo (36 pax - 2,500kg). Cargo Lift Size: 2.6 m (L) x 2.6 m (D) x 2.6 m (H)

Air-conditioning

- Central air-conditioning system

Air-conditioning hours

- 8.30am - 6.00pm (Mon-Fri)

Loading Bay

- Level 1 - 2 nos

Car/Lorry Parking Lots

- 140

Disclaimer: This document is prepared for information only. Boustead Projects Limited makes no guarantee that the information contained herein is accurate or complete.



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