

LOCATION MAP



Prime location with easy accessibility.

- Short walk to Aljunied MRT station.
- Only one station from Paya Lebar MRT Interchange (Circle & East/West Line), future commercial hub with offices, hotels, retail etc.
- Easy access to Pan-Island Expressway (PIE) and Kallang Paya Lebar Expressway (KPE).
- Approximately 10 min drive to Changi Airport, Singapore's CBD and Intergrated Resort.



SPECIFICATIONS

- Foundation**
Piling system to Structural Engineer's detail and/or design.
- Superstructure**
Reinforced concrete columns.
Reinforced/ Post tensioned concrete to beams and floor slabs.
- Roof**
Reinforced/ Post tensioned concrete flat roof with waterproofing.
- Floor Loading**

1st Storey Warehouse	7.5 kN/m ²
1st Storey Mezzanine floor	3.0 kN/m ²
2nd Storey to 10th Storey Production	5 kN/m ²
Roof	0.75kN/m ² or M&E equipment loading
- Floor to Floor Height**

1st Storey (Warehouse Unit with Mezzanine floor)	7.2 metres approximately
2nd Storey to 10th Storey (Production Units)	4.0 metres approximately
- External Walls**
RC wall and/or clay brick wall and/or hollow block wall with skim coat and/or plaster with weathershield emulsion paint finish, where applicable.
- Internal Walls**
RC wall and/or clay brick wall and/or hollow block wall and/or precast panel wall with skim coat and/or plaster with emulsion paint finish, where applicable.
Homogenous tiles and/or granite tiles and/or plaster with emulsion paint finish, where applicable.
Homogenous and/or ceramic tiles finishes to toilet wall, where applicable.
- Ceiling**
Generally concrete ceiling soffit with skim coat and acrylic emulsion paint except lift lobbies, corridors, toilets with calcium silicate board suspended ceiling
- Flooring**
Generally power floated concrete floor to all areas except lift lobbies in homogenous and/or granite tile finishes and toilet areas in ceramic and/or homogenous tiles
- Doors**
Glass and/or timber doors and PSB's approved fire-rated doors where applicable.
- Locks**
Good quality locksets and ironmongery.
- Windows**
Power-coated aluminium framed glass window system.
- Electrical Installation**
60Amps 3 Phase
#02-01, #02-02;
#03-01, #03-02
#04-01, #04-02
#05-01, #05-02
#06-01, #06-02
#07-01, #07-02
#08-01, #08-02
#09-01, #09-02
#10-01, #10-02
100Amps 3 Phase
#01-01;
Exit and Emergency lights in each unit
- Sanitary Installation**
Good quality sanitary wares and fittings in compliance with statutory requirements
- Air-Conditioning and Mechanical Ventilation**
Provision of mechanical ventilation to serve lift lobbies, toilets and carparks complied with authority requirements.
- Lift**
1 service lift
2 passenger lifts (direct access to all Units except #01-01)
- Fire Protection System**
Sprinkler and Fire Alarm System in compliance with statutory requirements
Dry Risers and Hose-reel System in common areas.
- Lightning Protection**
Lightning protection is provided to comply with latest code of practices.
- Telecommunication Services**
Cable tray from MDF room to telephone risers and common corridors.

Note:

Tiles: Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

Ventilation: Natural and/or mechanical ventilation as required by the Building and Construction Authority (BCA) and/or National Environment Authority (NEA).

Business Use: Light industrial development

Name Of Project	ArcSphere
Address Of Project	124 Lorong 23 Geylang Singapore 388405
Developer	Oxley Sims Pte Ltd (Roc: 201015338M)
Tenure Of Land	Estate In Fee Simple (Freehold)
Legal Description	Lot 00446L Mk 4
Building Plan No.	A0743-11544-2011-BP01 dated 31st August 2011
Estimated Date Of Vacant Possession	31 December 2015
Estimated Date Of Legal Completion	31 December 2018

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AR SPHERE



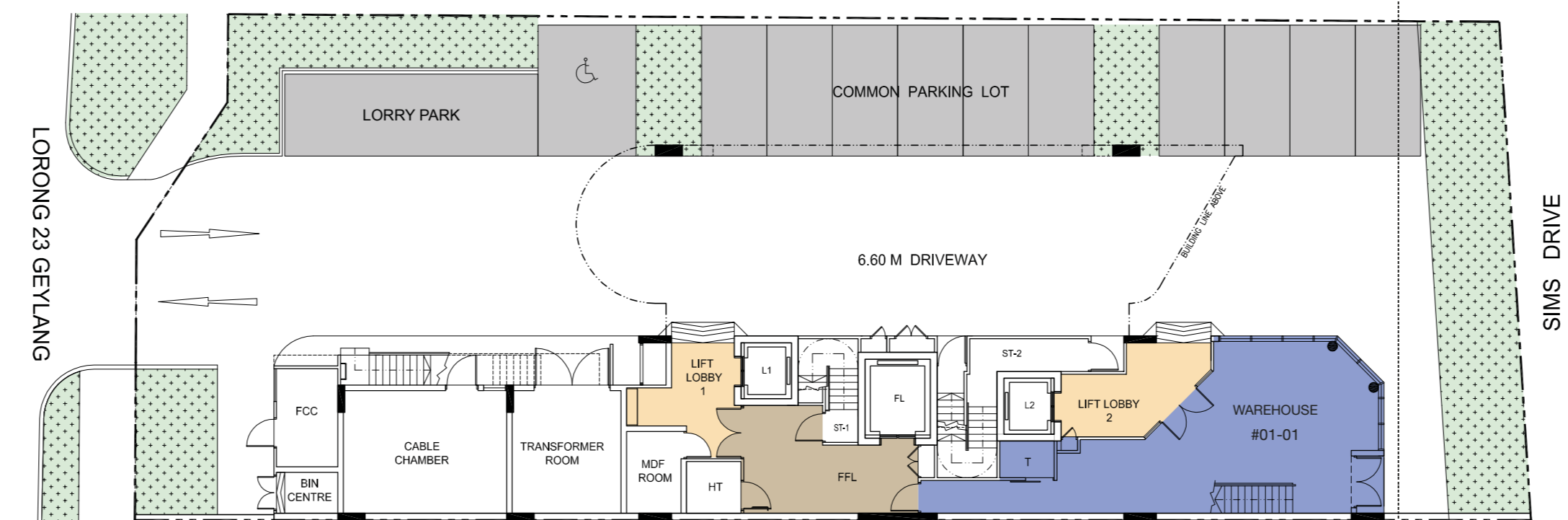
Soar your business to new heights.

- A sleek 10-storey modern development with direct lift access.
- Office-like environment personalised for light industrial. All units come with private toilet.
- Spacious layout suitable for both warehouse and production units.
- Short drive to Changi Airport, Singapore's CBD and Intergrated Resort.

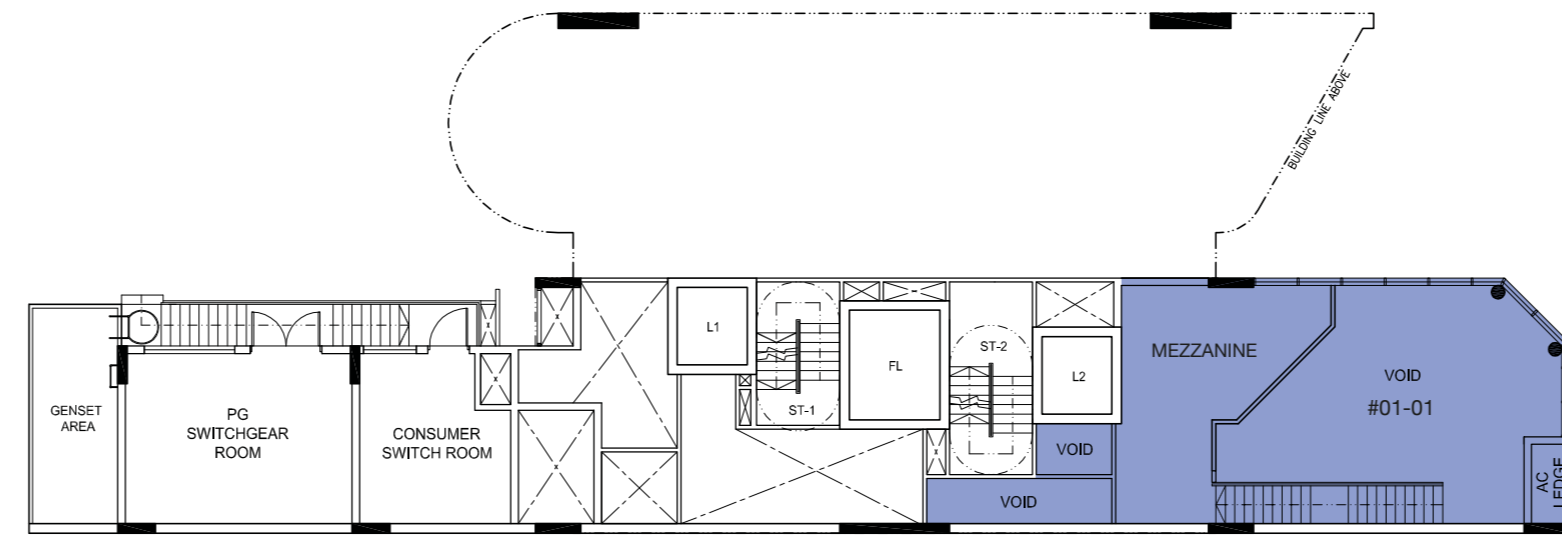
FLOOR PLAN



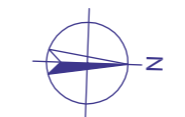
1st STOREY



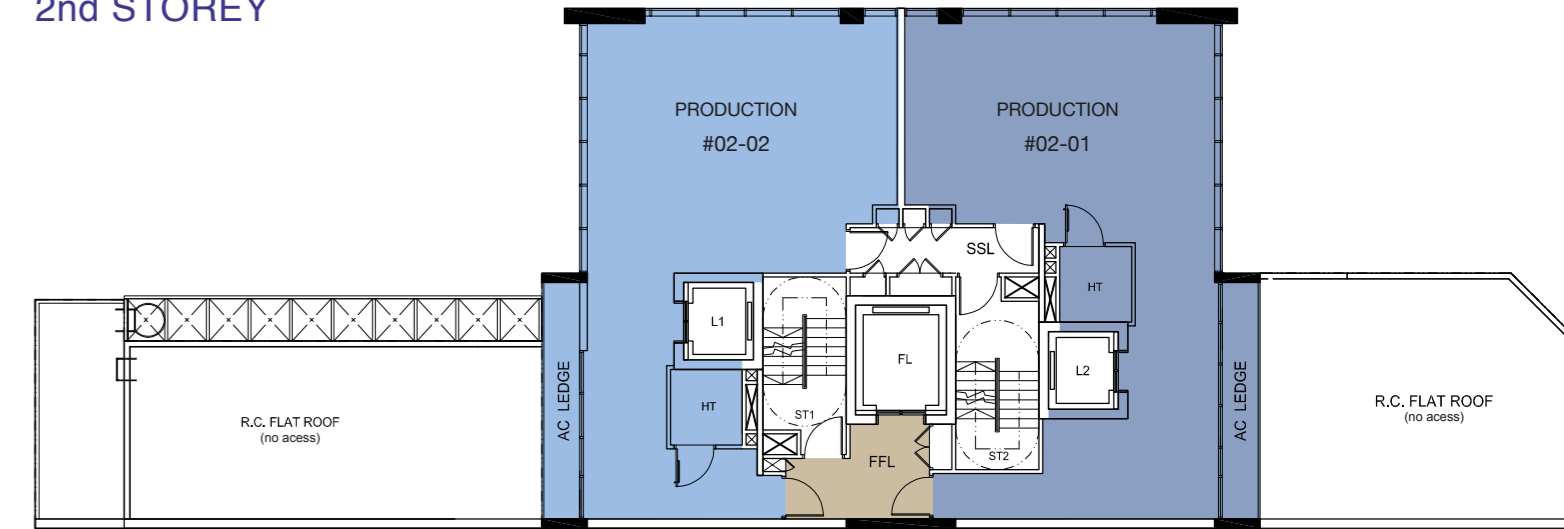
1st MEZZANINE



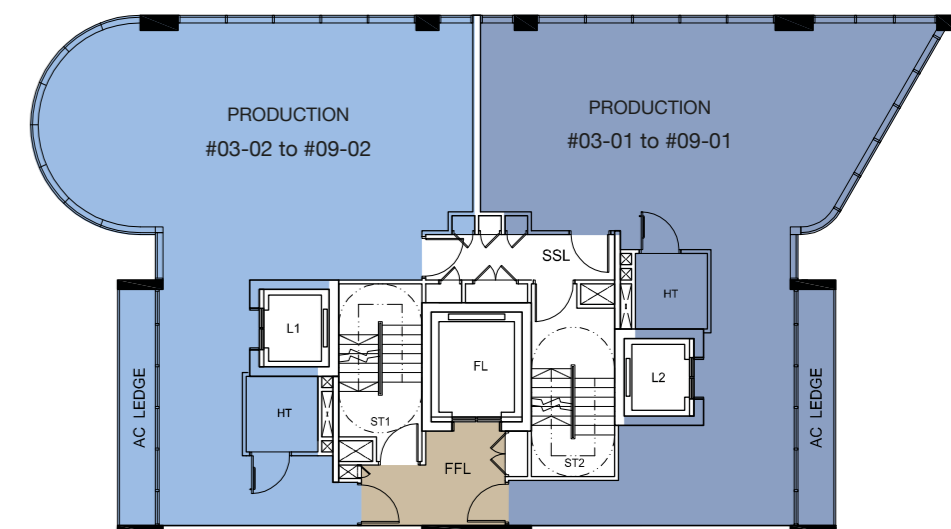
Note: Unit area includes void, mezzanine and AC ledge. Plans for information only and may change at sole discretion of the Architect.



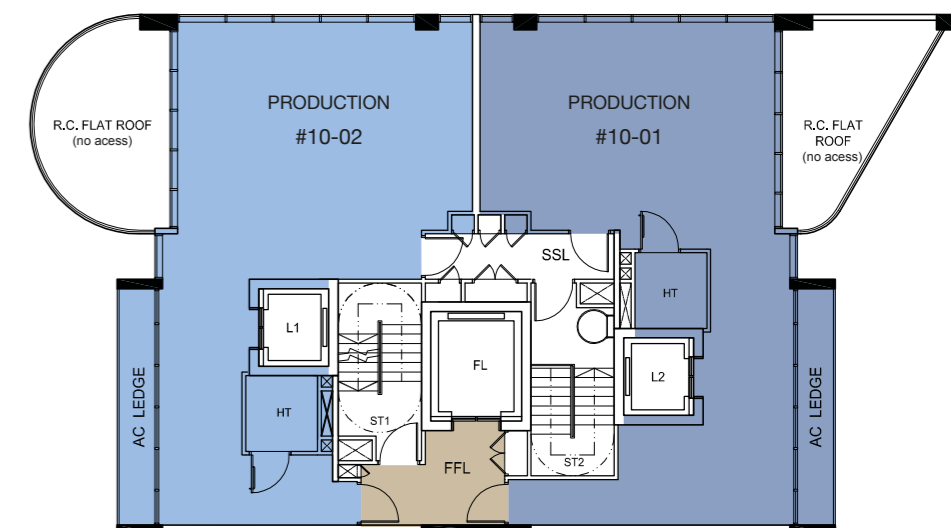
2nd STOREY



3rd - 9th STOREY



10th STOREY



Note: Unit area includes AC ledge. Plans for information only and may change at sole discretion of the Architect.

