



**FOOD  
CONCEPT**  
@ P A N D A N



**Rare FREEHOLD tenure in the west**  
**Surrounded by DIVERSE food factories**



## FOOD CONCEPT @ PANDAN

FOOD CONCEPT @ PANDAN is a 10 storey, B2, ramp-up multi-user food manufacturing general industrial building comprising of 38 units. It is located in the mature Pandan Food Zone and offers great conveniences and flexibilities for all your food business needs.

# ATTRACTIONS

## 1) Rare Freehold tenure approved for food factory in western part of Singapore

## 2) Ideal location that is easily accessible

- Surrounded by diverse food factories within Pandan Food Zone. All your food supply chains are your neighbors
- Minutes away from the vibrant Jurong Lake District
- Excellent connectivity to all parts of Singapore, especially to the city via West Coast Highway, AYE and MCE.

## 3) Regular unit layout can be tailored to suit various food businesses such as central kitchen, food processing, food packing, cold room, cold storage, food catering, etc.

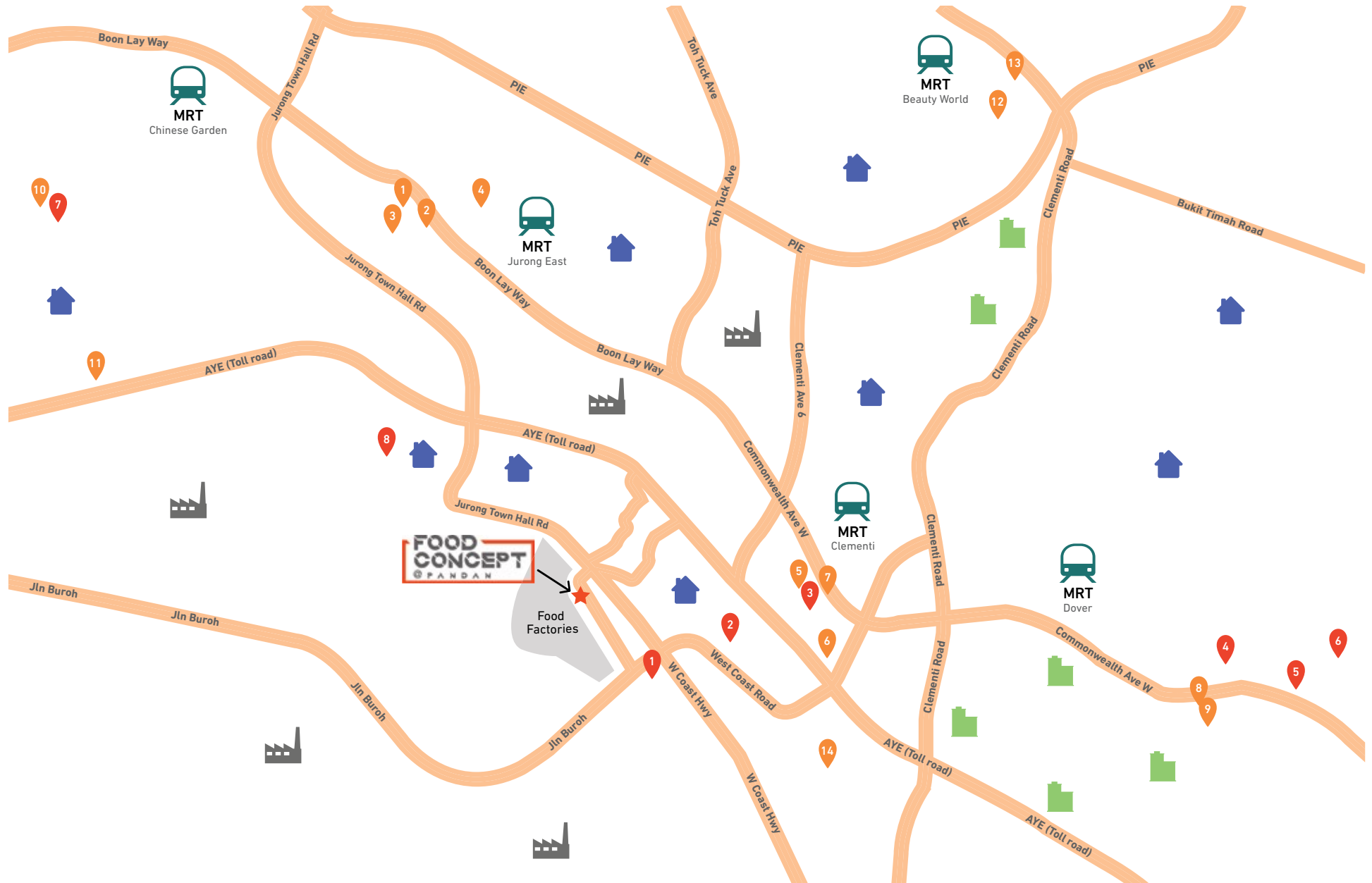
- Ramp-up facility to every floor
- Ample parking lots and generous space for loading/unloading in front of unit, providing for maximum convenience and efficiency
- Central refuse disposal chute
- Individual bin point for each unit
- Two entrances/exits for each unit ( Door and roller shutter)
- Dedicated exhaust shaft for each unit
- Two floor traps per unit
- Well ventilated units with large expanse of window wall
- High ceiling
- Modern and striking building façade
- Possibility to merge with adjacent units for larger floor space.

## 4) Excellent investment opportunity without ABSD and TDSR



# STRATEGIC POSITION

## ESSENTIAL FOR YOUR BUSINESS



# LEGENDS

## Shopping Centres

- 1) Westgate
- 2) Jem, Singapore
- 3) JCube
- 4) IMM
- 5) Clementi Mall
- 6) 321 Clementi
- 7) West Coast Plaza
- 8) Star Vista
- 9) Rocester Mall
- 10) Taman Jurong Shopping Centre
- 11) Superbowl Jurong
- 12) Beauty World Centre
- 13) Bukit Timah Shopping Centre

## House Estates

- 1) Taman Jurong Estate
- 2) Pandan Estate
- 3) West Coast Estate
- 4) Jurong Estate
- 5) Clementi Estate
- 6) Bukit Timah Estate
- 7) Holland Estate

## Popular Food Centres

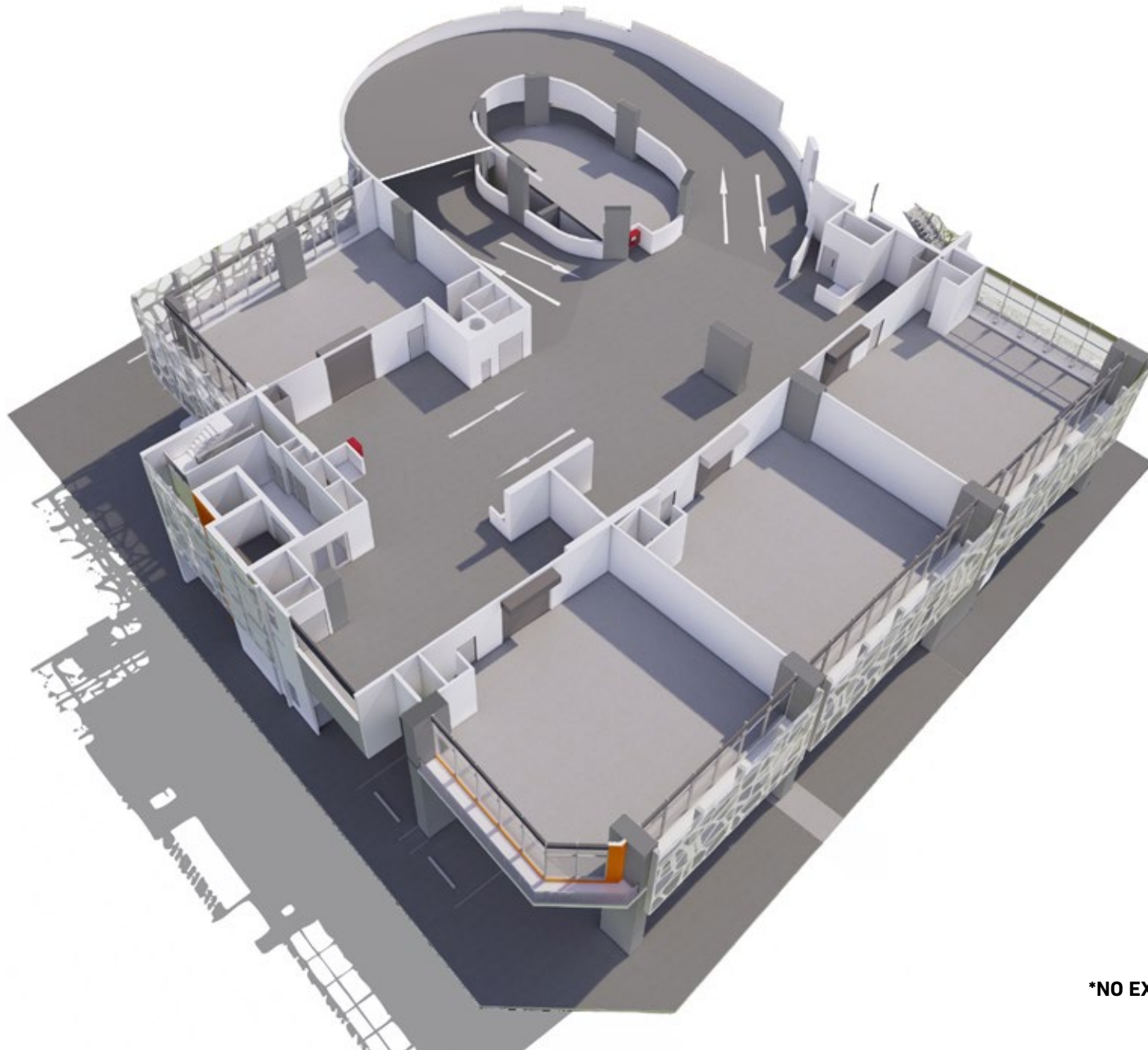
- 1) Ming Soon Fatt Centre
- 2) Ayer Rajah Food Centre
- 3) Clementi Market and Food Centre
- 4) Ghim Moh Food Centre
- 5) Holland Drive Market and Food Centre
- 6) Taman Jurong Market and Food Centre
- 7) Teban Market and Food Centre

# SITE PLAN

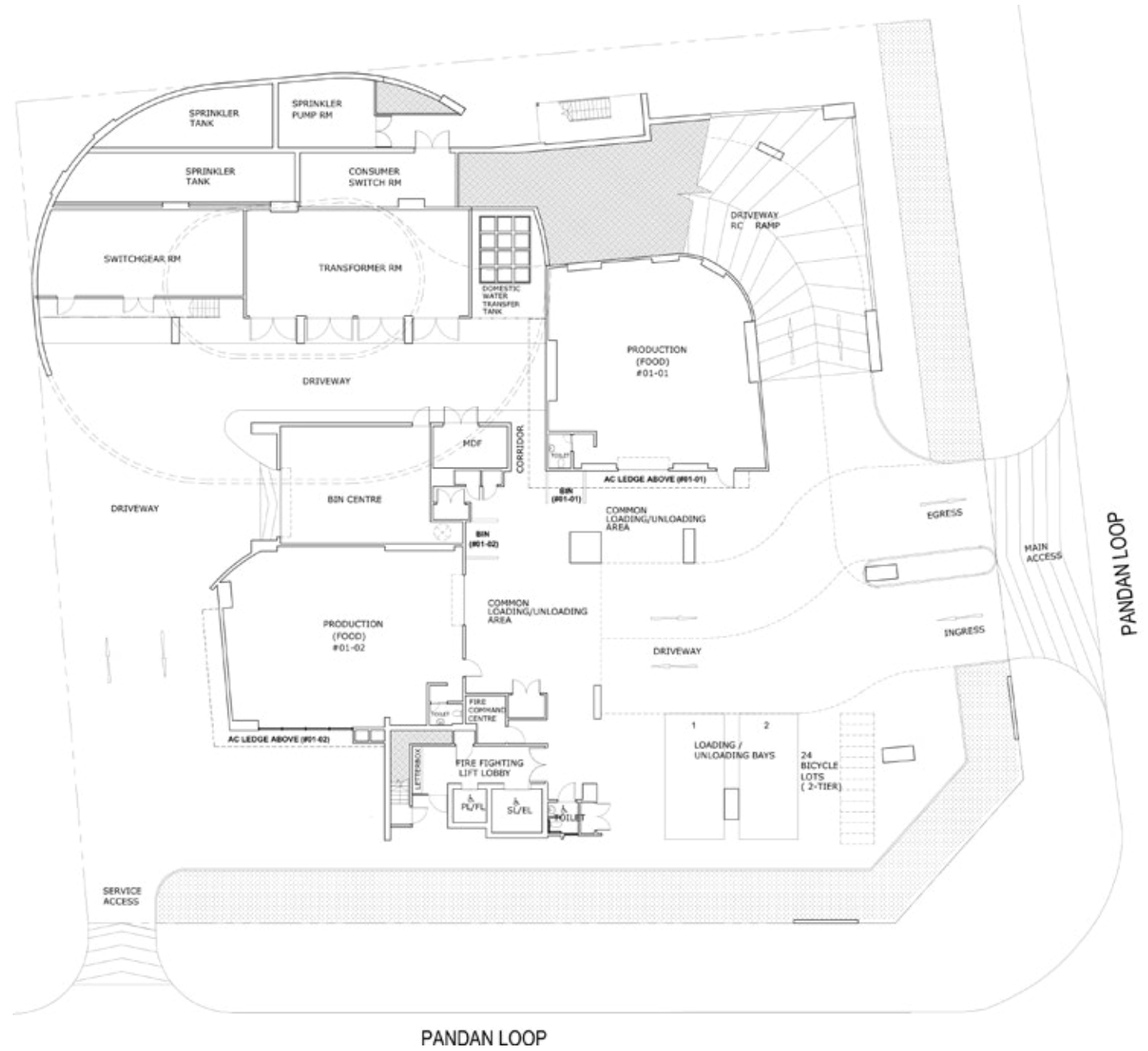




# TYPICAL FLOOR 3D VIEW

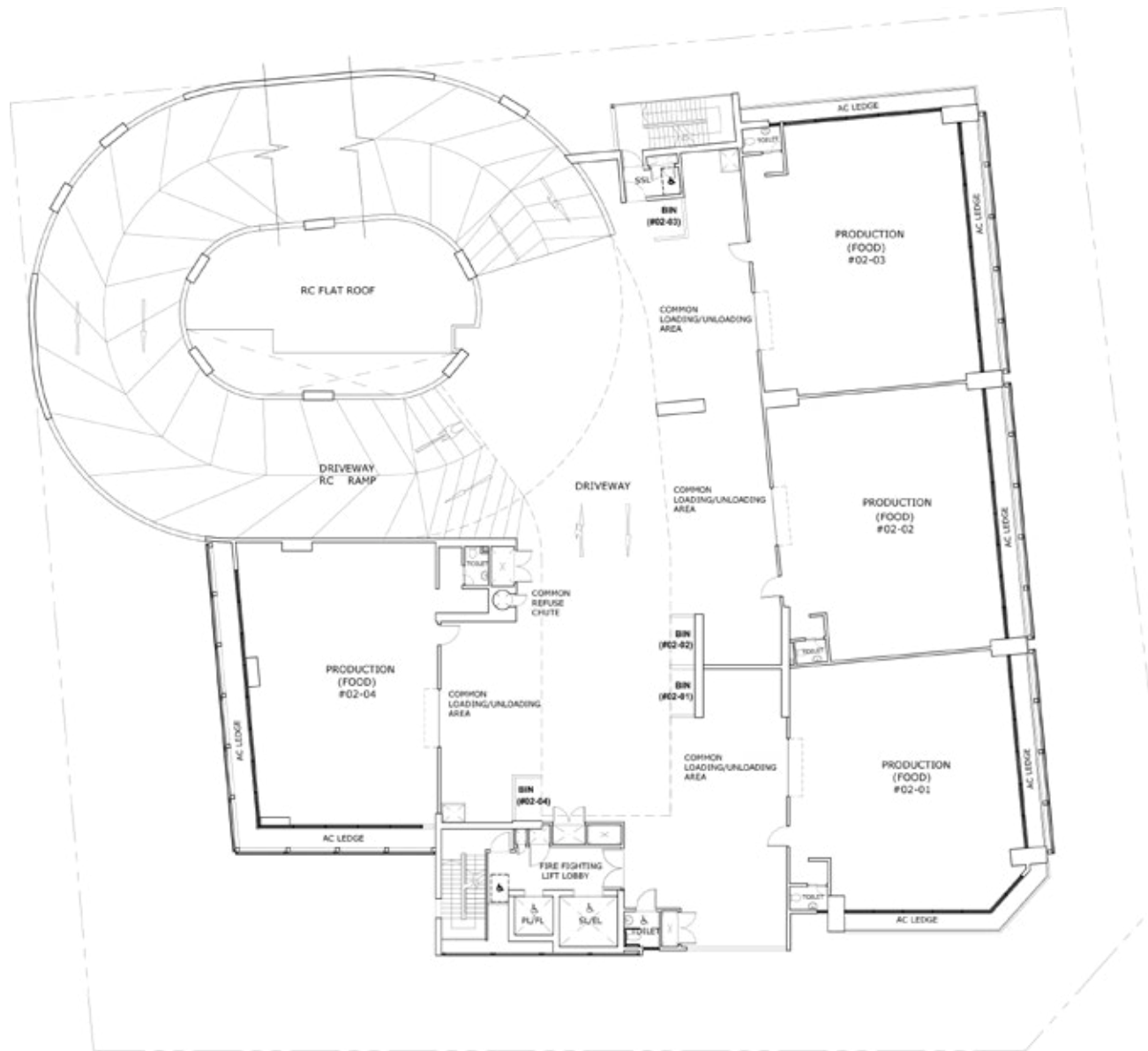


**\*NO EXHAUST DUST SHOWN\***



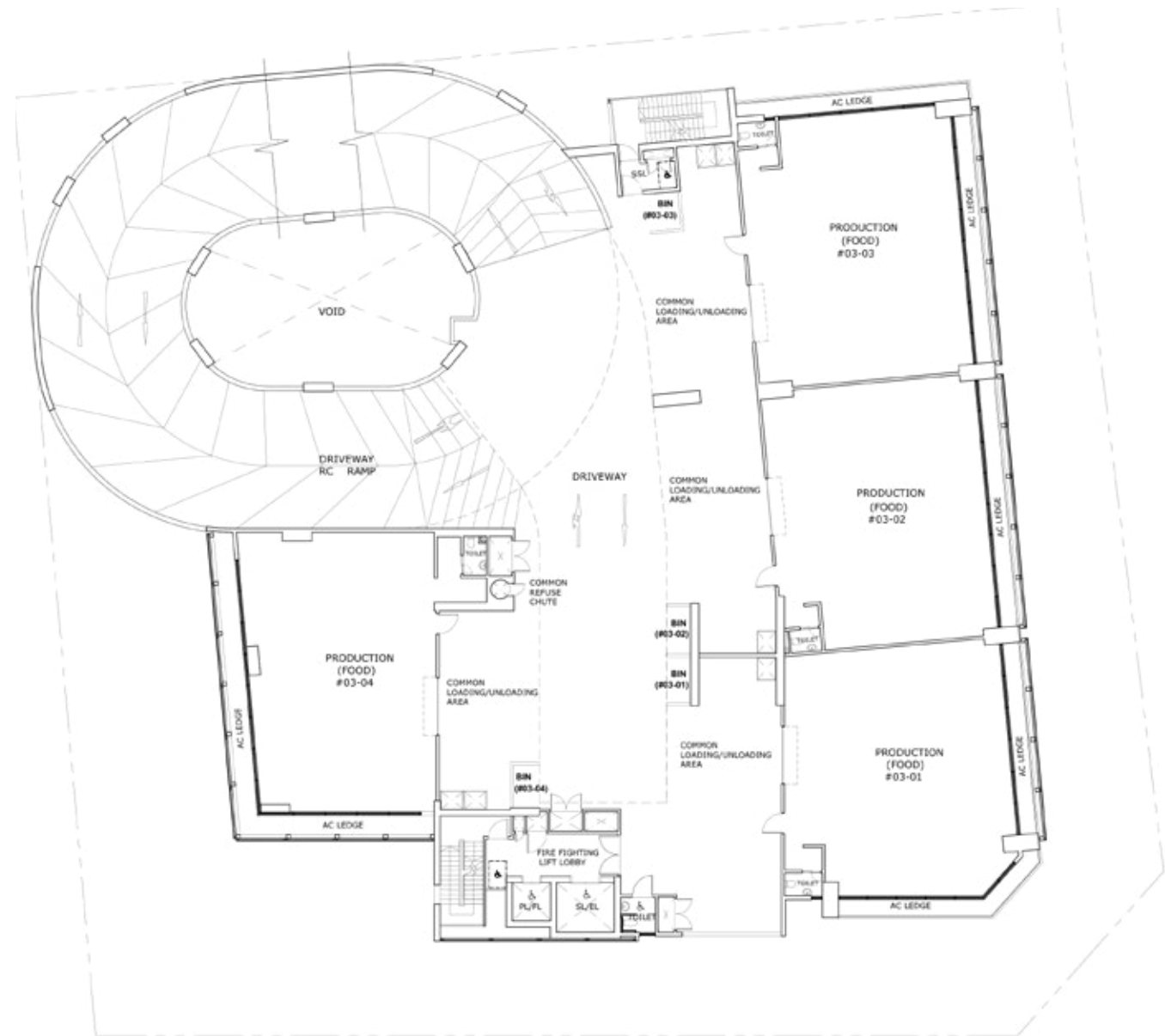
UNIT NO	#01-01	#01-02
STRATA AREA (sqm)	188	184

**First Storey Floor Plan**



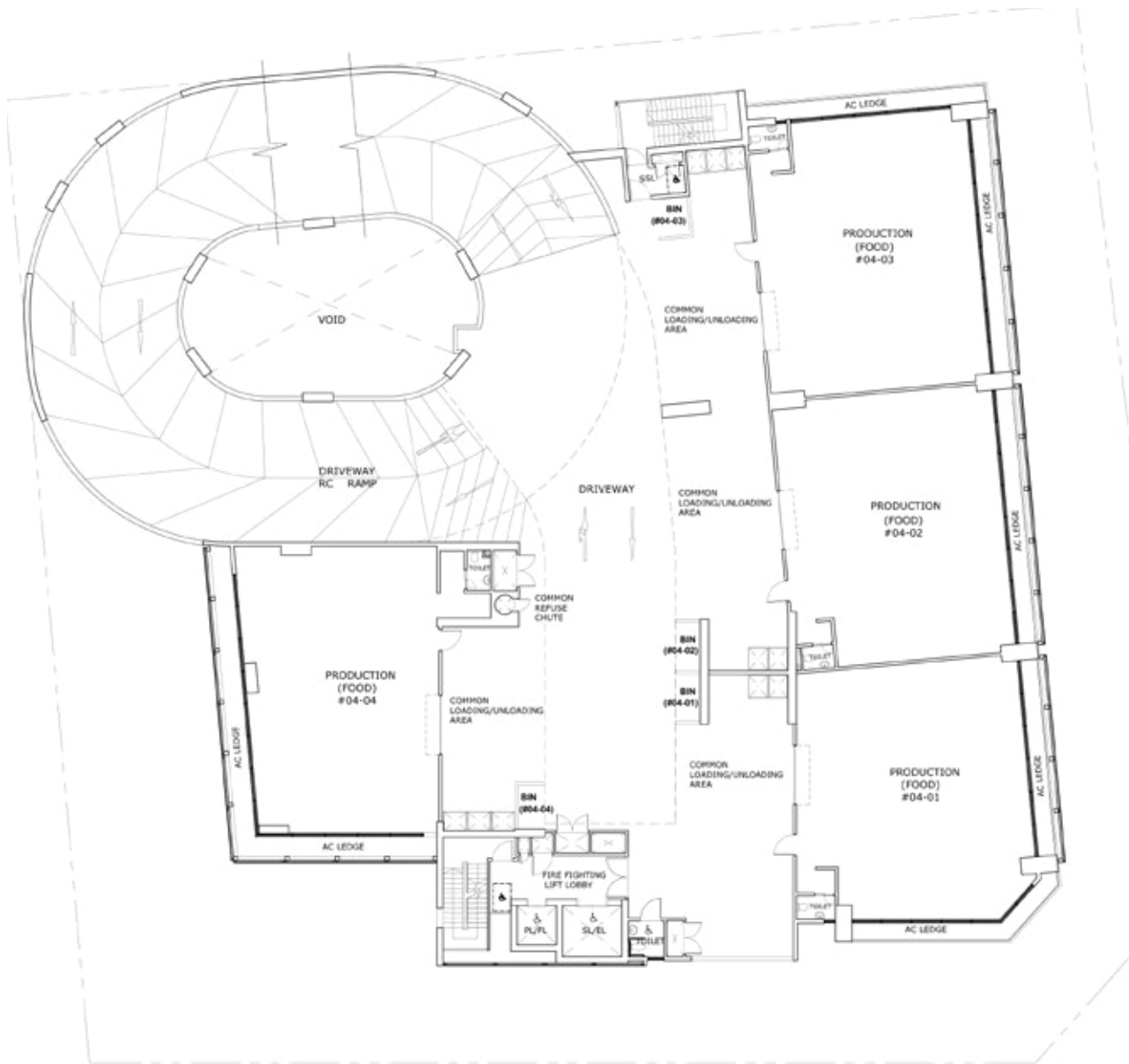
UNIT NO	#02-01	#02-02	#02-03	#02-04
STRATA AREA (sqm)	195	185	202	197

**Second Storey Floor Plan**



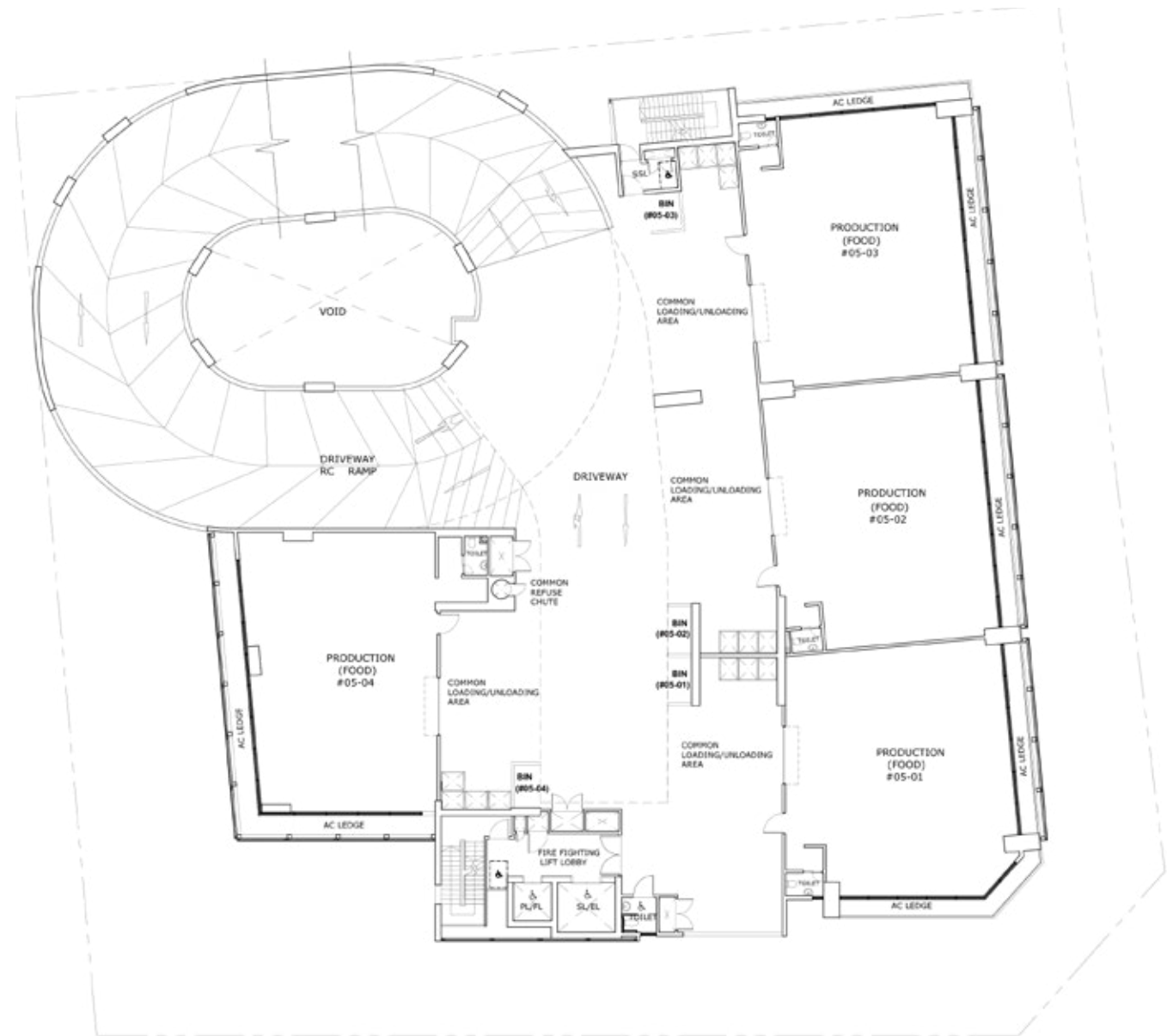
UNIT NO	#03-01	#03-02	#03-03	#03-04
STRATA AREA (sqm)	194	184	201	196

**Third Storey Floor Plan**



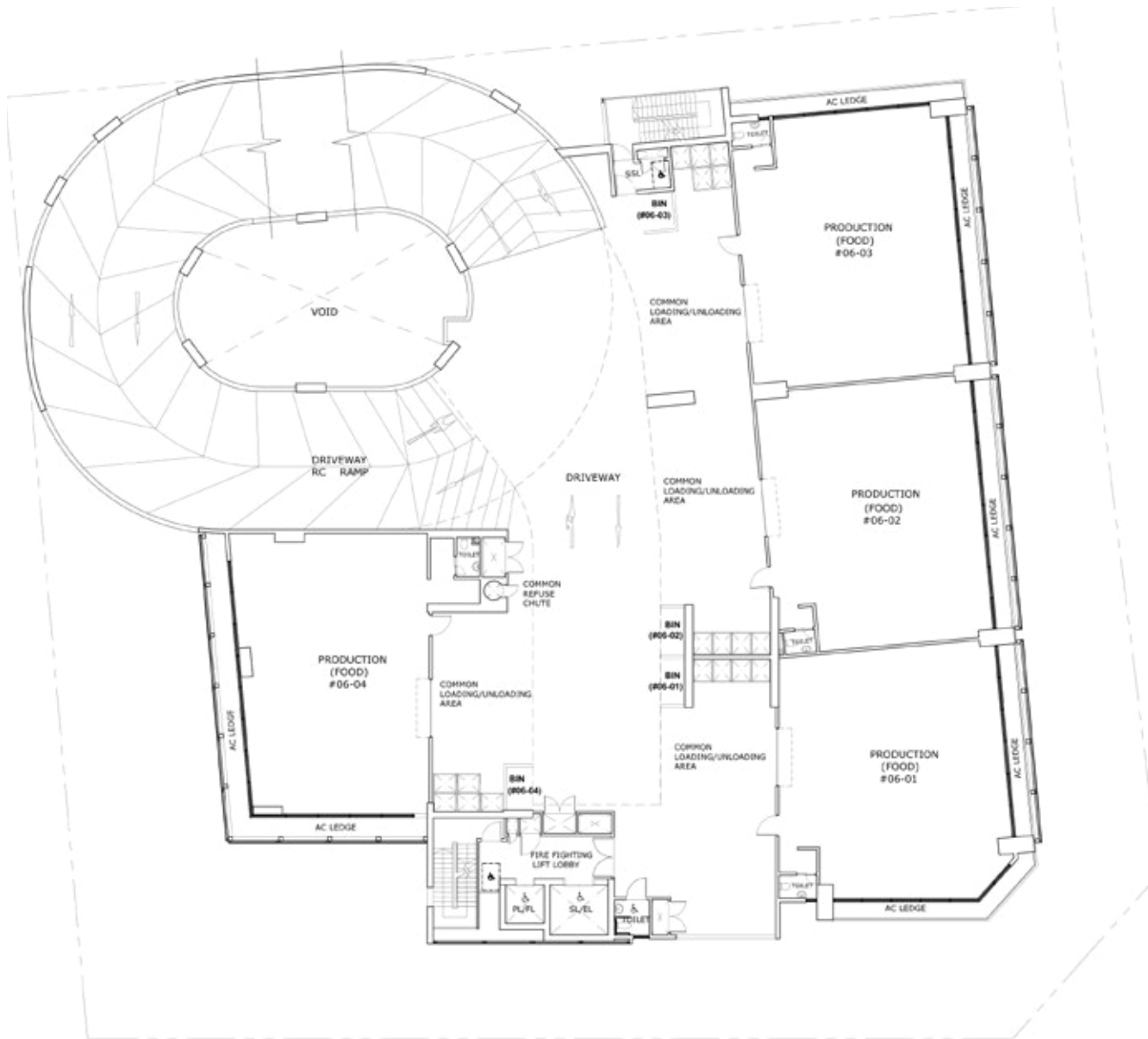
UNIT NO	#04-01	#04-02	#04-03	#04-04
STRATA AREA (sqm)	193	183	200	195

**Fourth Storey Floor Plan**



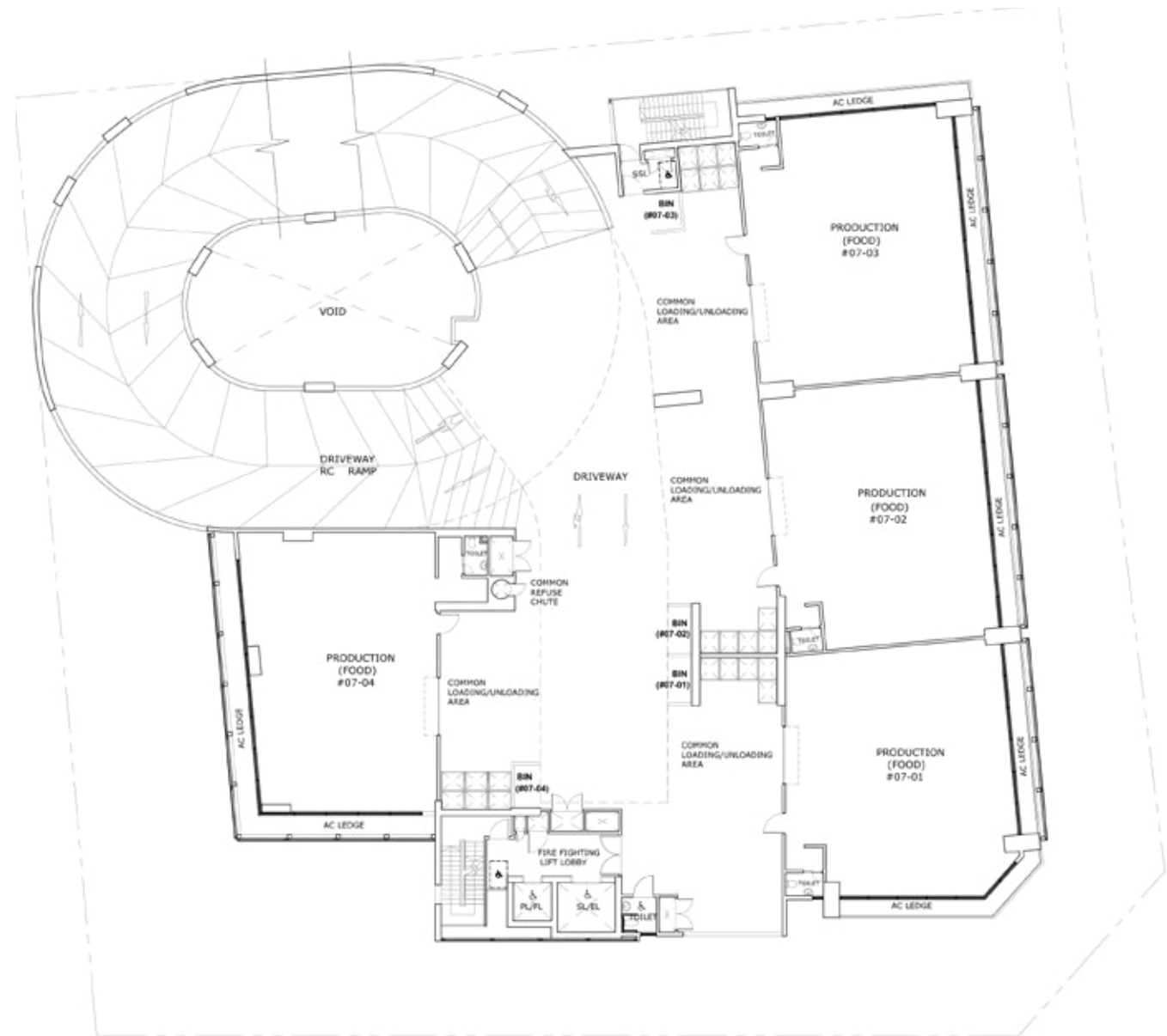
UNIT NO	#05-01	#05-02	#05-03	#05-04
STRATA AREA (sqm)	192	182	199	194

**Fifth Storey Floor Plan**



UNIT NO	#06-01	#06-02	#06-03	#06-04
STRATA AREA (sqm)	191	181	198	193

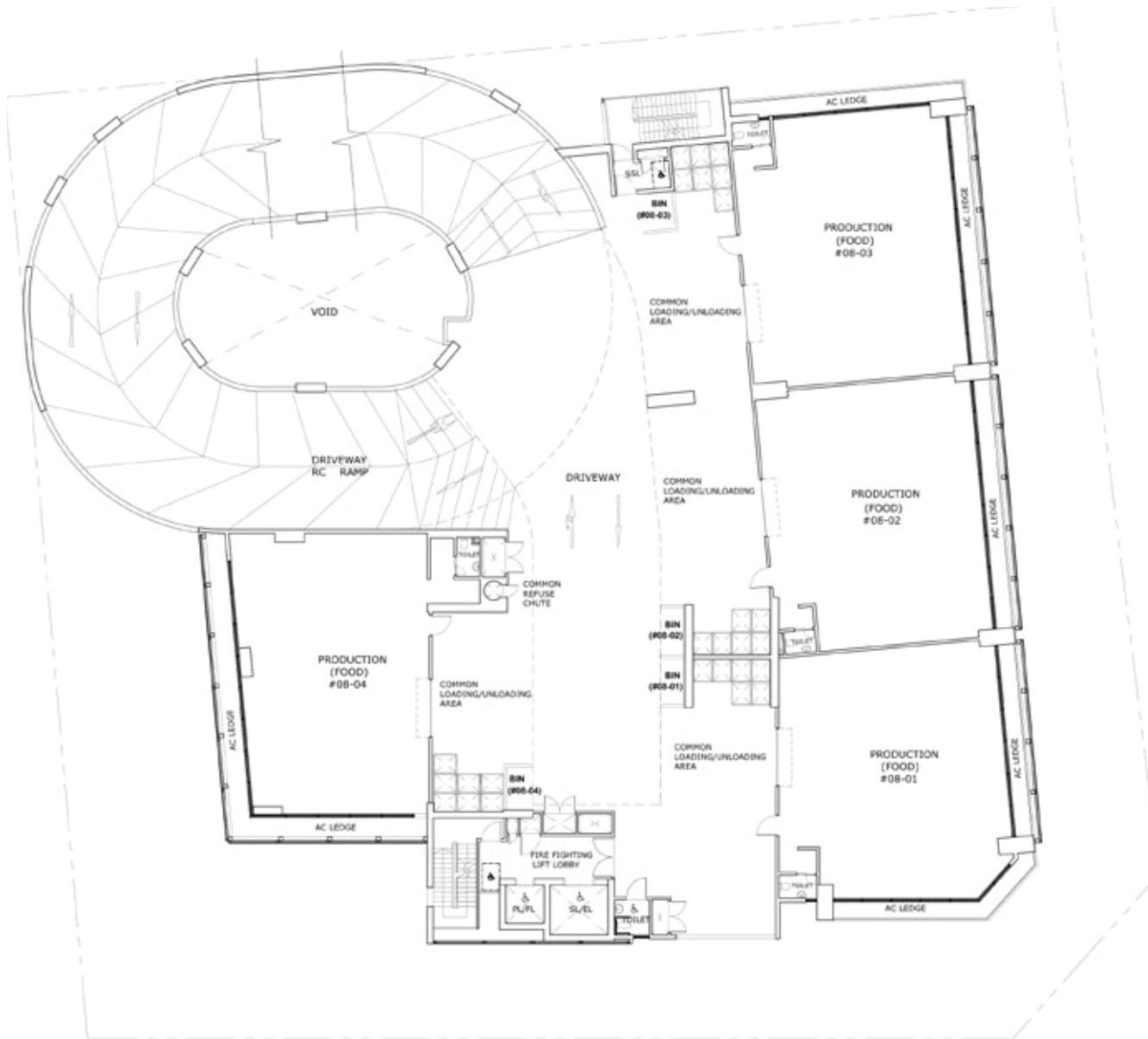
**Sixth Storey Floor Plan**



UNIT NO	#07-01	#07-02	#07-03	#07-04
STRATA AREA (sqm)	190	180	197	192

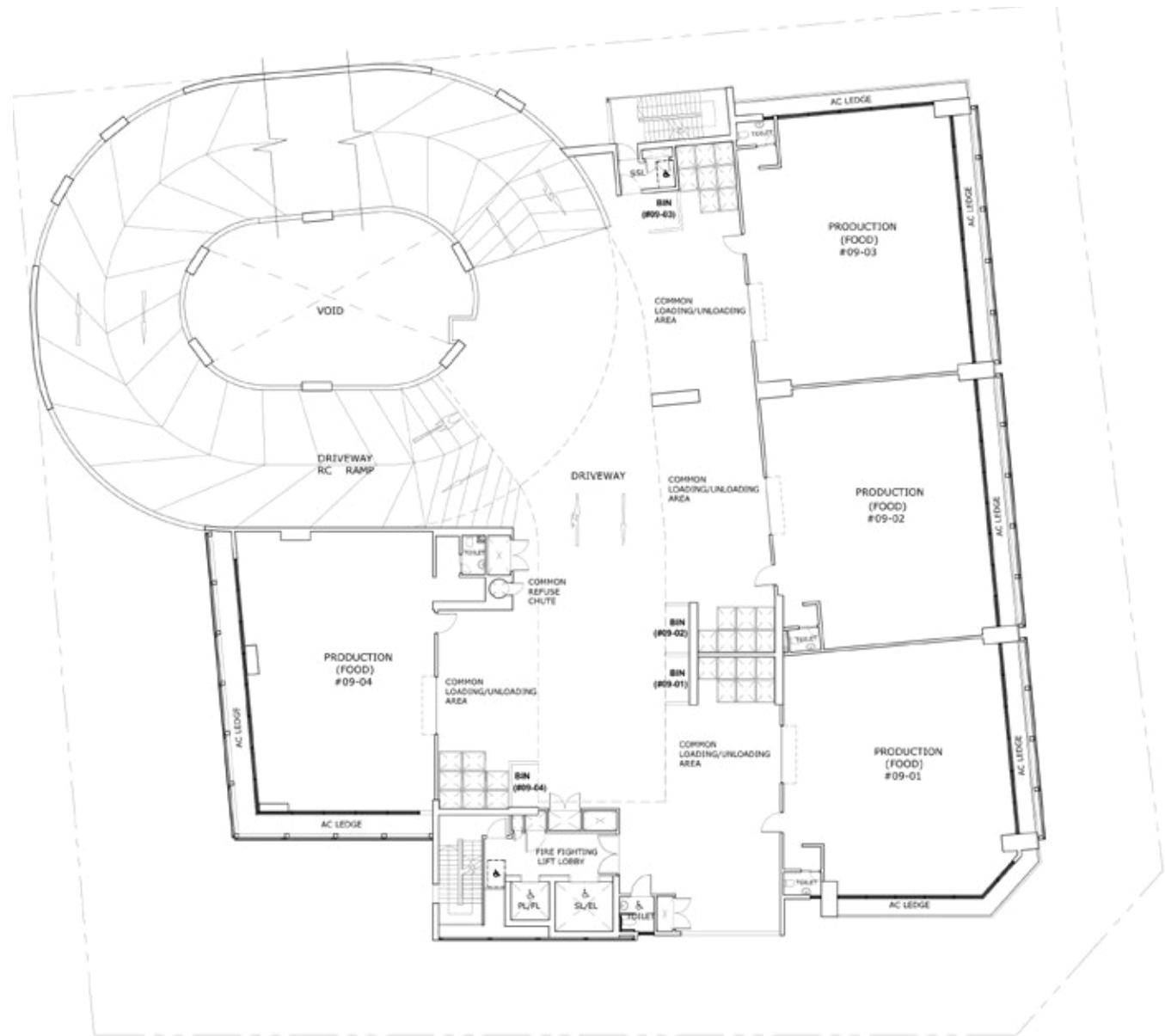
**Seventh Storey Floor Plan**





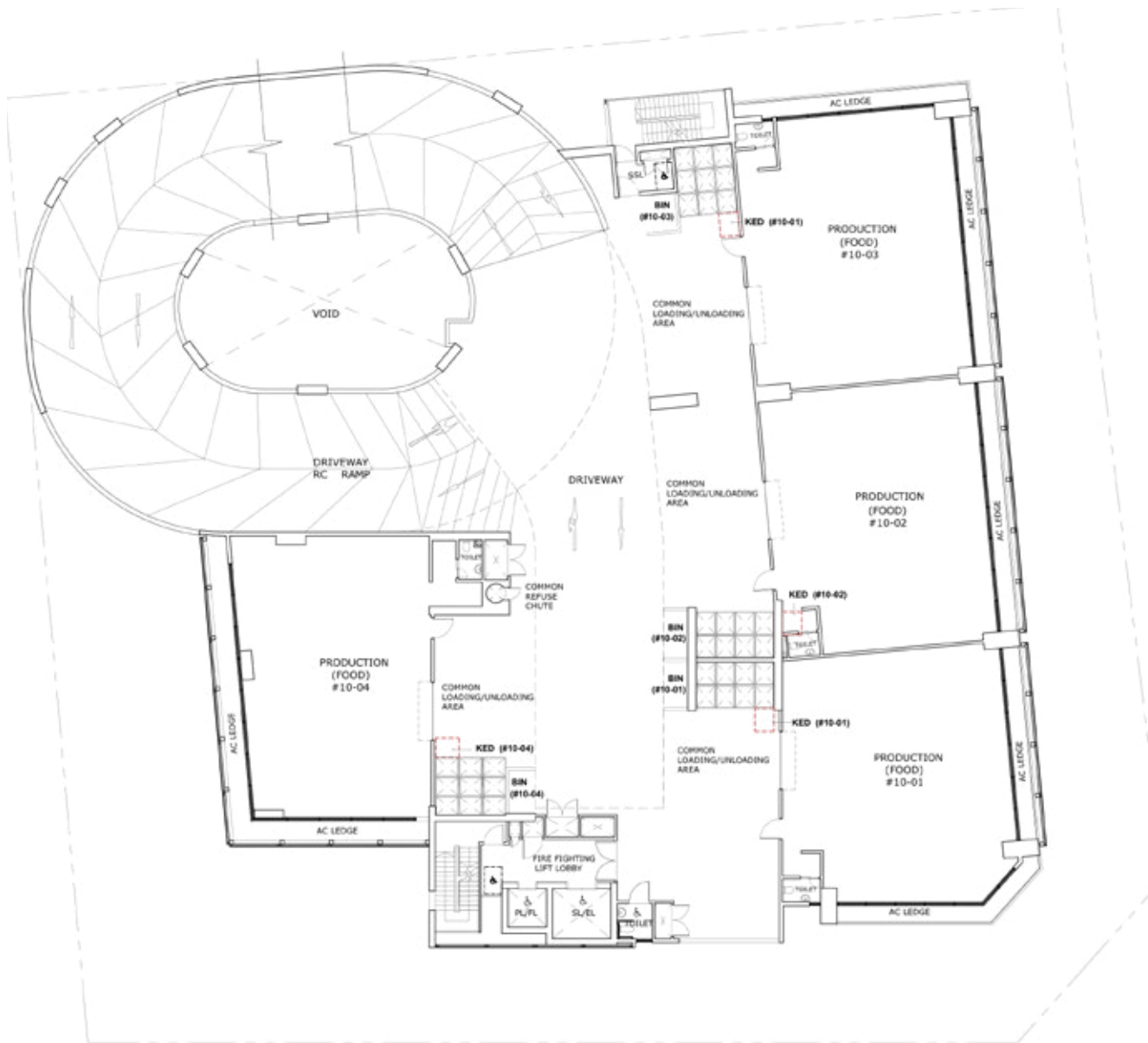
UNIT NO	#08-01	#08-02	#08-03	#08-04
STRATA AREA (sqm)	189	179	196	191

**Eighth Storey Floor Plan**



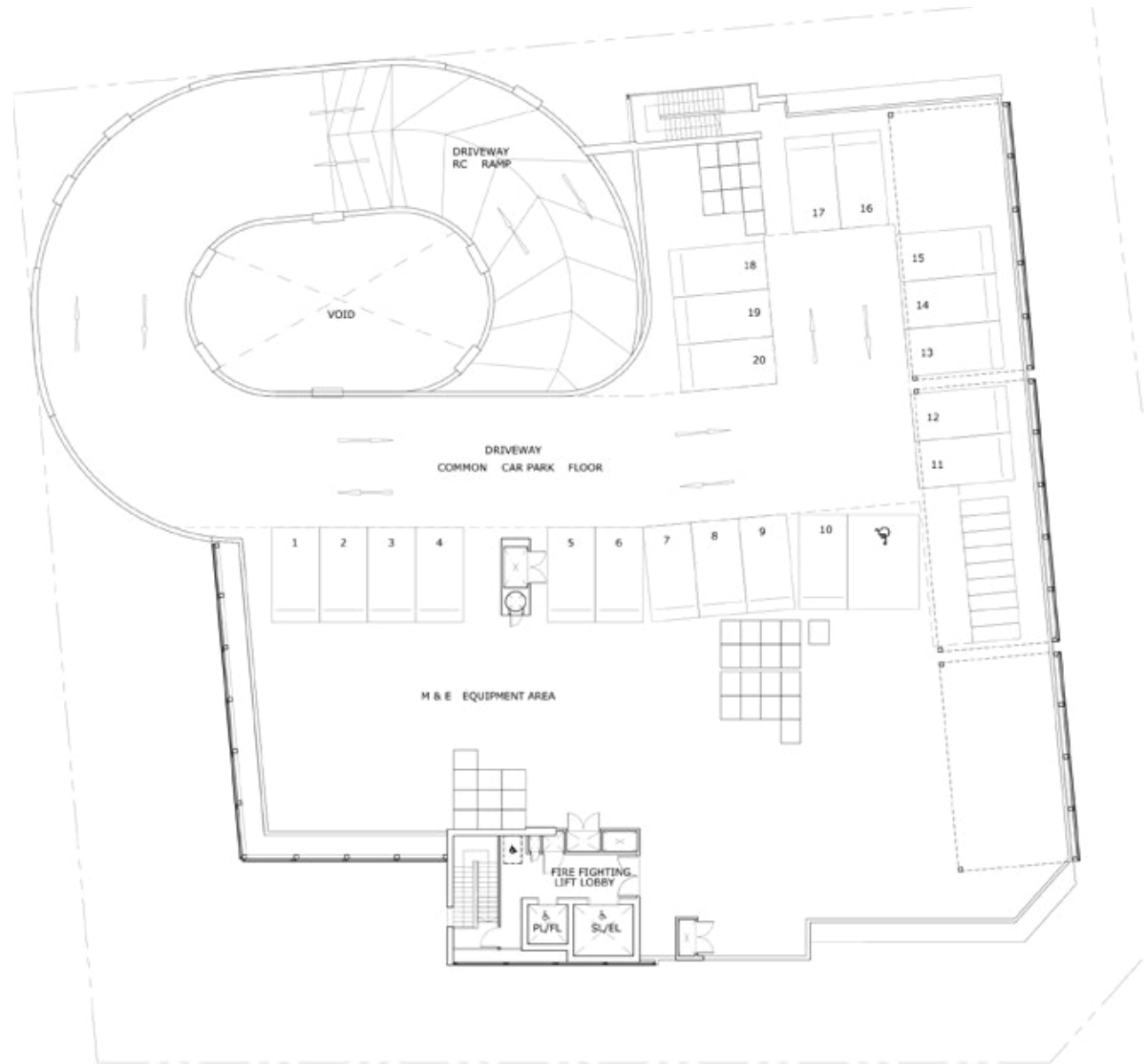
UNIT NO	#09-01	#09-02	#09-03	#09-04
STRATA AREA (sqm)	188	178	195	190

**Ninth Storey Floor Plan**



UNIT NO	#10-01	#10-02	#10-03	#10-04
STRATA AREA (sqm)	187	177	194	189

**Tenth Storey Floor Plan**



**ROOF**  
**(CARPARK)**

# DISTRIBUTION CHART

Unit No.	Strata Area (Sqm)	Strata Area (Sqft)	Unit No.	Strata Area (Sqm)	Strata Area (Sqft)	Unit No.	Strata Area (Sqm)	Strata Area (Sqft)	Unit No.	Strata Area (Sqm)	Strata Area (Sqft)
#01-01	188	2024	#01-02	184	1981						
#02-01	195	2099	#02-02	185	1991	#02-03	202	2174	#02-04	197	2121
#03-01	194	2088	#03-02	184	1981	#03-03	201	2164	#03-04	196	2110
#04-01	193	2077	#04-02	183	1970	#04-03	200	2153	#04-04	195	2099
#05-01	192	2067	#05-02	182	1959	#05-03	199	2142	#05-04	194	2088
#06-01	191	2056	#06-02	181	1948	#06-03	198	2131	#06-04	193	2077
#07-01	190	2045	#07-02	180	1938	#07-03	197	2121	#07-04	192	2067
#08-01	189	2034	#08-02	179	1927	#08-03	196	2110	#08-04	191	2056
#09-01	188	2024	#09-02	178	1916	#09-03	195	2099	#09-04	190	2045
#10-01	187	2013	#10-02	177	1905	#10-03	194	2088	#10-04	189	2034

Total: 38 Units

\*\* Higher Ceiling-7M

# SPECIFICATIONS

<b>Foundation</b>	Generally reinforced concrete pile foundation
<b>Structure</b>	Cast In-Situ Reinforced Concrete Frame
<b>Roof</b>	Reinforced Concrete Flat Roof with appropriate waterproofing and insulation system
<b>Internal Wall</b>	Generally lightweight concrete panel/block wall/ impact-resistant drywall with skim coat and emulsion paint
	Homogenous wall tiles to toilets to 2400mm height and emulsion paint on skim coat about 2400mm height.
	Homogeneous wall tile to lift lobbies
<b>External Wall</b>	Reinforced concrete/lightweight concrete panel/block wall where appropriate with skim coat and painting.
<b>Floor Loading</b>	Units: 12.5kN/m <sup>2</sup>
	Ramp: 12.5kN/m <sup>2</sup>
	Driveway: 12.5kN/m <sup>2</sup>
	Rooftop carpark: 12.5kN/m <sup>2</sup>
<b>Floor to Floor Height</b>	1st & 10th storey: 7m
	2nd to 9th storey: 4.725m
<b>Windows</b>	Aluminum-framed glazing / Aluminum louvres/ Aluminum-framed window system with glazing
<b>Doors</b>	Approved timber door with quality lockset to main entrance of units
	Aluminum framed PD door system to unit's toilet
	Motorized metal roller shutter to units
	Glazing at 1st storey where applicable
<b>Ceiling</b>	Units: Skim coat and emulsion paint finish
	Toilets: Suspended ceiling
	Common areas: Plaster and emulsion paint finish/suspended ceiling

# SPECIFICATIONS

<b>Floor Finishes</b>	Generally powerfloat concrete floor to all areas except lift lobbies and toilets
	Homogenous tile to lift lobbies and toilets
<b>Electrical Supply</b>	Units:150A 3 Phase
<b>Gas Supply</b>	Gas Supply provision from LPG cylinder is provided with cap off at unit entrance.
<b>Fire Protection</b>	Sprinkler, fire alarm, dry risers, hose reel systems, fire extinguishers, voice communication systems, emergency lighting, exit signs are provided in compliance with statutory requirements
<b>Air Conditioning/Mechanical</b>	Provision of air conditioning to lift lobbies
	Mechanical ventilation in compliance to authority requirements for designated areas
<b>Lifts</b>	1 service lift and 1 passenger/fire lift
<b>Plumbing and Sanitary</b>	Accessible toilets in compliance with statutory requirements
	Units: 1 water closet; 1 wall-hung wash basin with mixer tap; 1 bidet spray; 1 toilet paper holder
	Sanitary and plumbing installation systems are provided in compliance with Government Authority requirements. Piping works from meter compartment to unit with cap off at unit entrance for tenant's connection.
<b>Telecommunication</b>	Infrastructure (cable tray and/or trunking and/or conduit) for telecommunication is provided in compliance with IDA requirements.
<b>Lightning Protection</b>	Lightning Protection System provided in compliance with statutory requirements
<b>Loading Bays</b>	2 loading bays at 1st sty
	Loading area for small vans in front of units
<b>Car Parks</b>	20 car spaces at rooftop
<b>Refuse Disposal</b>	Central common refuse chute at 2nd to 10th storey
	One designated bin point for each unit
<b>Exhaust Shaft</b>	Dedicated exhaust shaft from roof to unit entrance with cap off for tenant's connection



# FOOD CONCEPT

@ P A N D A N



**Developer:** JVA PANDAN PTE LTD ( Reg. No.: 201732109H)

**Tenure:** Freehold

**Land Lot No:** MK05-06589L

**Expected Date of Vacant Possession:** 30-Jun-2021

**Expected Date of Legal Completion:** 30-Jun-2024

**BP Approval:** A2127-00015-2018-BP01 Dated 10<sup>th</sup> July 2018