

*"I WANT TO  
CREATE A  
FREEHOLD  
LEGACY IN MY  
OWN SPACE."*

Entrepreneur

FREEHOLD | BUSINESS ONE



NEW INDUSTRIAL ROAD

**IN**SPACE

*"I AM **INSPIRED** TO  
REACH FOR MY  
DREAMS."*

Aspiring Business Owner

**INSPACE** is a rare investment opportunity – a prime strata-titled freehold B1 space. Complete with recreational facilities and social amenities, it is a space designed to cater for the new wave of businesses. Its modern, timeless architecture captures the spaciousness that the 84 units provide. **24 New Industrial Road** is set to be your next **INspiring** business address.

#### **DEVELOPMENT INSIGHTS**

Freehold | Island-wide connectivity | Strategically located near to various growth areas and business hubs |  
Close proximity to malls and eateries | Sheltered carpark space | Direct vehicular access to every unit |  
Column-free layout with high floor to ceiling height | Holistic facilities at rooftop Courtyard



INSPACE

*“BEING **INTERCONNECTED** WITH ALL THE GROWTH AREAS ON THE ISLAND, NOW THAT’S MY KIND OF CENTRAL.”*

Logistics Business Owner

#### **TRAVEL**

- In close proximity to 2 MRT stations – Bartley and Tai Seng (Circle Line)
- Close to 3 expressways – PIE, CTE and KPE
- 5-min drive to Paya Lebar Central
- 5-min drive to NEX Mall and Serangoon MRT interchange
- 15-min drive to Changi International Airport
- 15-min drive to Central Business District

#### **LEISURE**

- NEX Mall, Heartland Mall, Breadtalk IHQ, Paya Lebar Square, Singpost Centre and Woodleigh Mall (under construction)
- Serangoon Gardens and Kovan Food Centre
- Singapore Sports Hub
- Kallang Riverside Park

#### **FUTURE GROWTH AREAS**

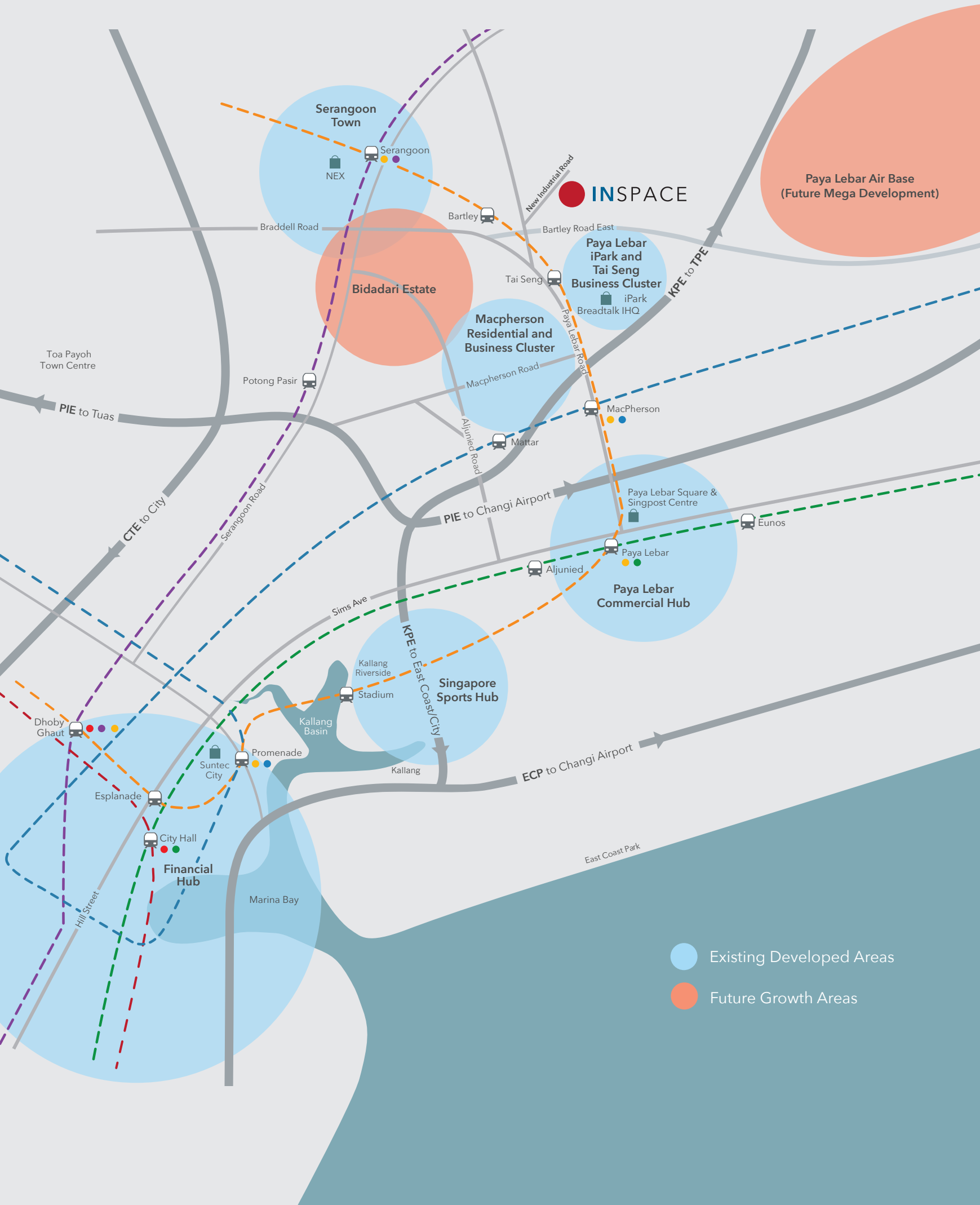
**Exciting developments up and coming at**

##### **Paya Lebar Air Base**

- 800ha of land – bigger than Bishan or Ang Mo Kio – for future mega development
- A hub for new living environments and new communities

##### **Bidadari taking shape**

- A Market Square that incorporates a mixed commercial and residential cluster
- High population density providing huge employment capital to tap on

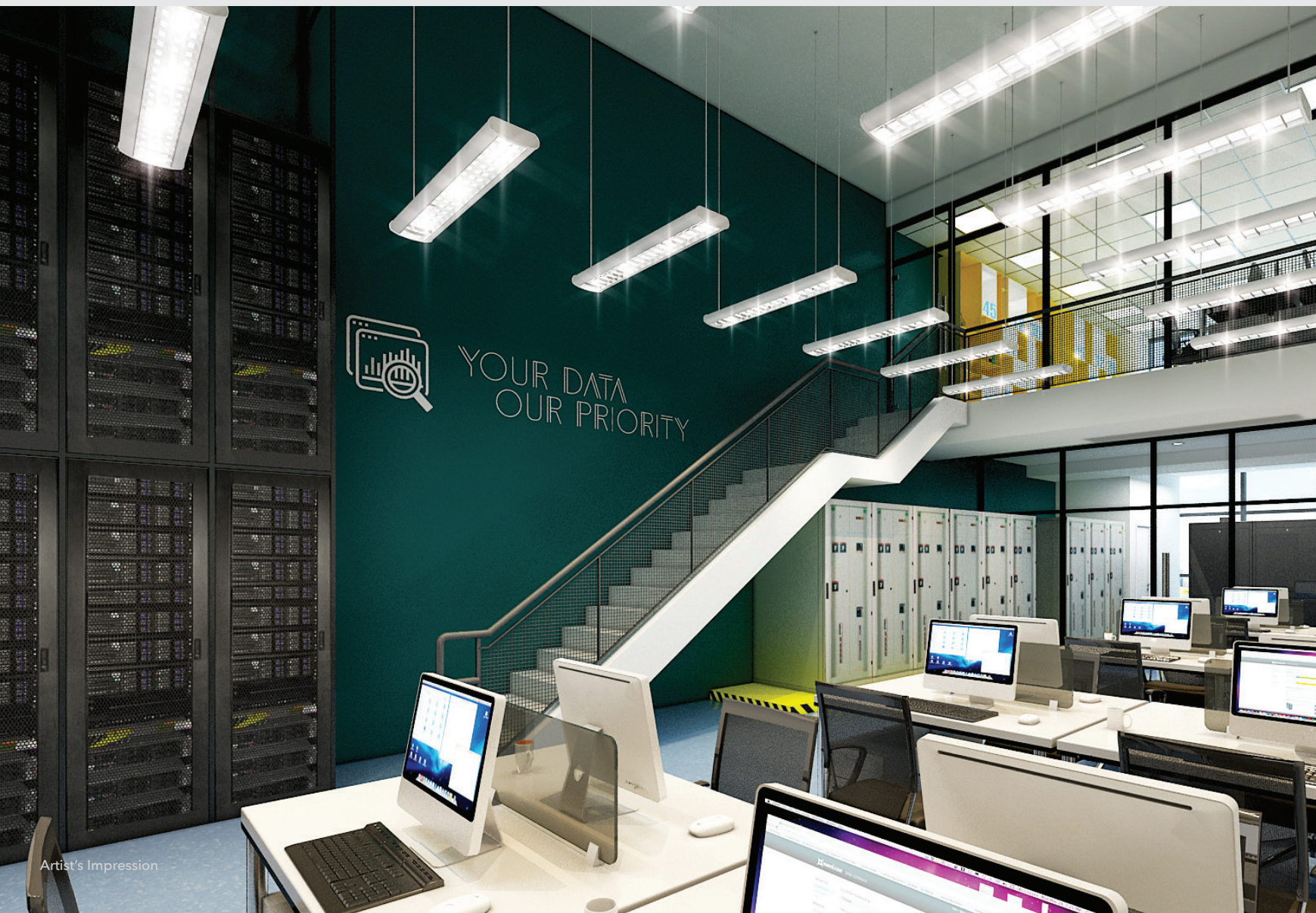


**INSPLACE**

Existing Developed Areas  
 Future Growth Areas

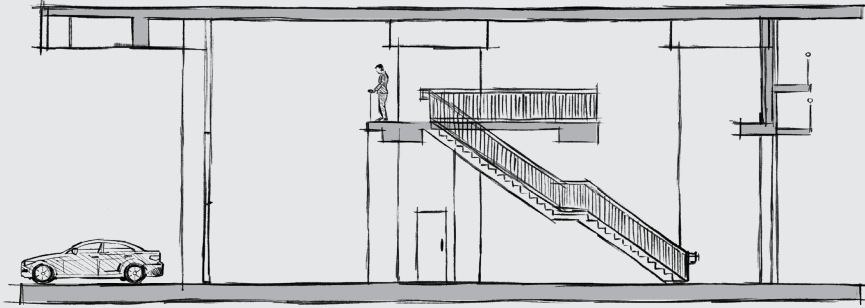
*"THE RANGE OF  
INCREDIBLE SPACES  
GIVES ME THE  
FLEXIBILITY TO  
CHOOSE THE ONE  
MOST SUITED  
TO MY NEEDS."*

Data Solution Business Owner



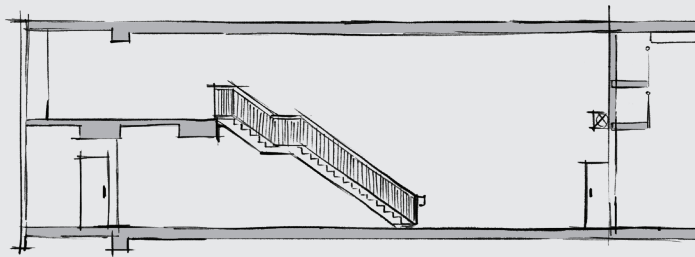
**INSPACE** is built around 4 uniquely designed unit layouts that work towards maximising flexibility in your business set up. Much like the maximum amount of natural light pouring in from the large windows, the high volume of internal space allows for a maximisation of your operational needs. With a vantage view from the mezzanine floor, you will be able to better control your work flow and increase efficiency.

#### **GRAND SUITE**



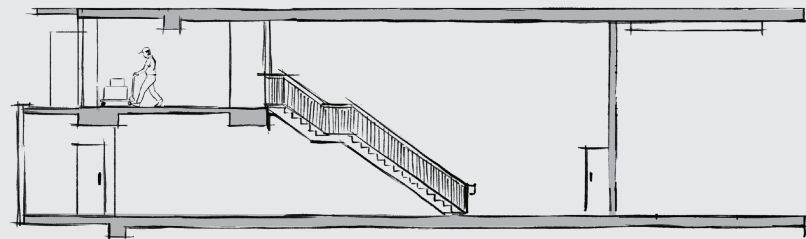
Provides the possibility of having a grand frontage accessible to public

#### **TYPICAL SUITE**



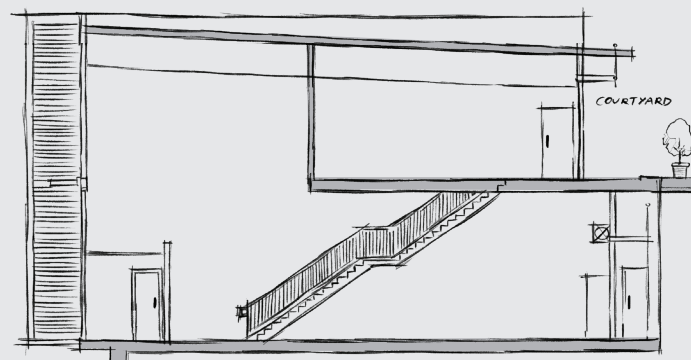
Allows room for flexibility of use

#### **FLEXI SUITE**



Offers secondary exit from the unit

#### **COURTYARD SUITE**



Enjoy direct access to the Courtyard from the 8th Storey

**Note:** The above illustrations are not drawn to proportion, to scale or to accuracy and is meant as a graphic for reference only.

“I CAN **INTELLIGENTLY**  
CONFIGURE MY  
SPACE TO TAKE MY  
BUSINESS TO THE  
NEXT LEVEL.”

E-Commerce Business Owner

Interactive discussion spaces for brain-storming, sleek,  
modern spaces to maximise productivity – each unit allows  
you the freedom to transform your space to fit your needs.







Artist's Impression

GRAND DUAL FRONTAGE UNIT WITH SHELTERED CARPARK SPACE

*"THE MODERN AND  
INTEGRATED DESIGN  
ALLOWS US TO PUT  
OUR BEST FOOT  
FORWARD."*

Engineering Firm Owner





Artist's Impression

Chic and Welcoming Lobby



Artist's Impression

*"HAVING SPACE TO  
STRATEGISE OUR  
NEXT STEPS IS  
INVIGORATING."*

Software Development Firm Owner



 CLOUDDEVELOPERS

Relieve the stress of an intense day in front of the computer with a good workout in the outdoor fitness area or feel the relaxing vibes riveting out of the thoughtfully crafted landscape and architecturally customised rooftop Courtyard.



Artist's Impression

Sky Terraces



Artist's Impression

Grill & Dine Canopy



Rooftop Courtyard with 25m Lap Pool

Artist's Impression



OFFICE FURNITURES

SHARE LIKE SOCIAL MEDIA

IT WARE

“TO INVEST,  
TO CO-SHARE  
OR TO  
HAVE IT ALL.  
NOW, THOSE  
ARE REAL  
OPTIONS.”

Private Investor

There is no better way to secure your future other than through this astute business investment. The convenient location, investment potential, and remodeling possibilities are the most promising propositions for Singaporeans and foreigners alike.



8<sup>th</sup> STOREY & 7<sup>th</sup> STOREY | Courtyard Suite 8000mm\*

6<sup>th</sup> STOREY | Flexi Suite 6300mm\*

5<sup>th</sup> STOREY | Flexi Suite 6300mm\*

4<sup>th</sup> STOREY | Typical Suite 6300mm\*

3<sup>rd</sup> STOREY | Typical Suite / Garden Suite 6300mm\*

2<sup>nd</sup> STOREY | Typical Suite / Garden Suite 6300mm\*

1<sup>st</sup> STOREY | Grand Suite 7800mm\*

\*Estimated floor to floor height

"IT'S HERE THAT I  
**INNOVATE TO**  
CREATE MY OWN  
WORLD."

New Product Innovator



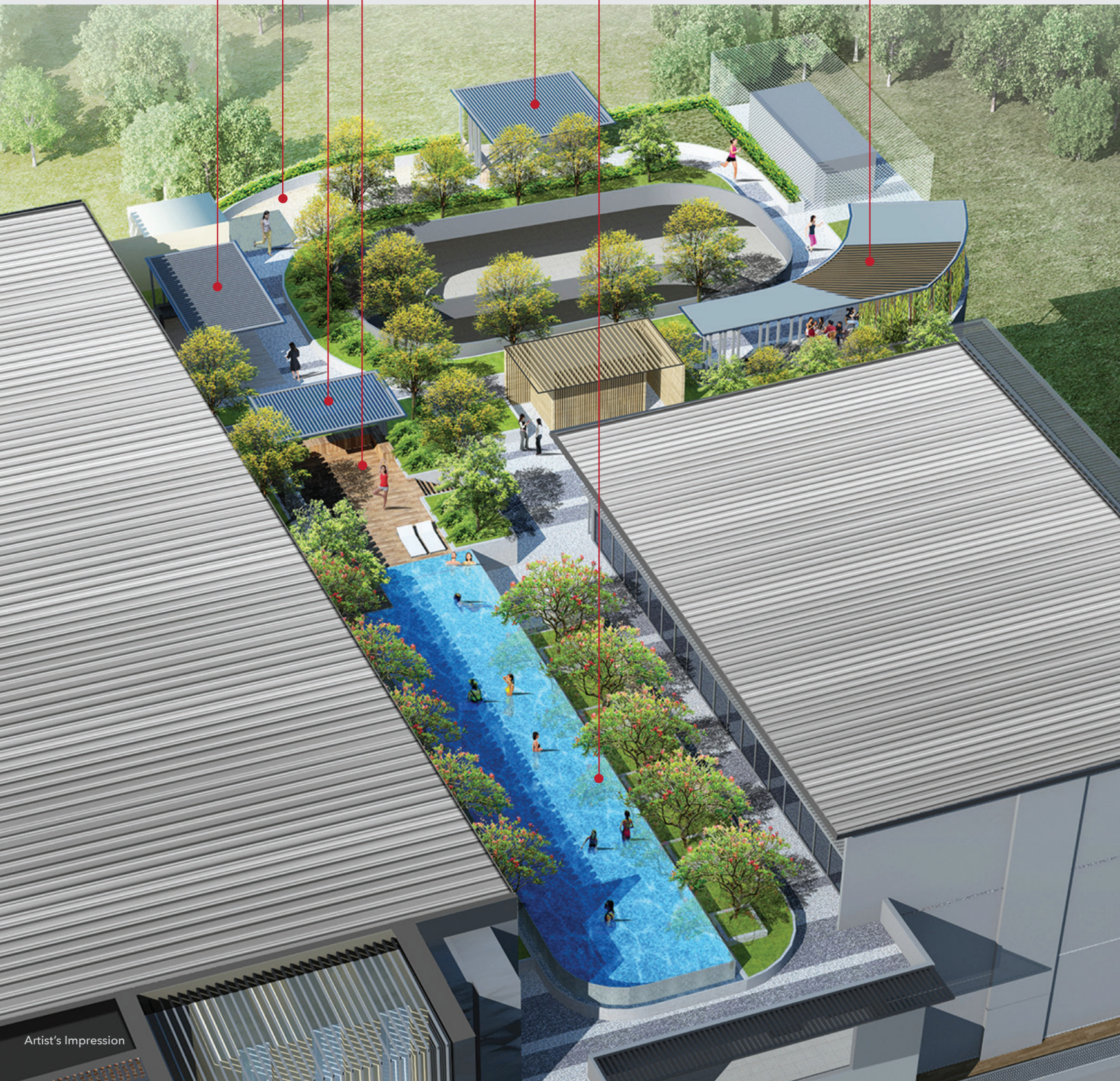
Artist's Impression



## COURTYARD

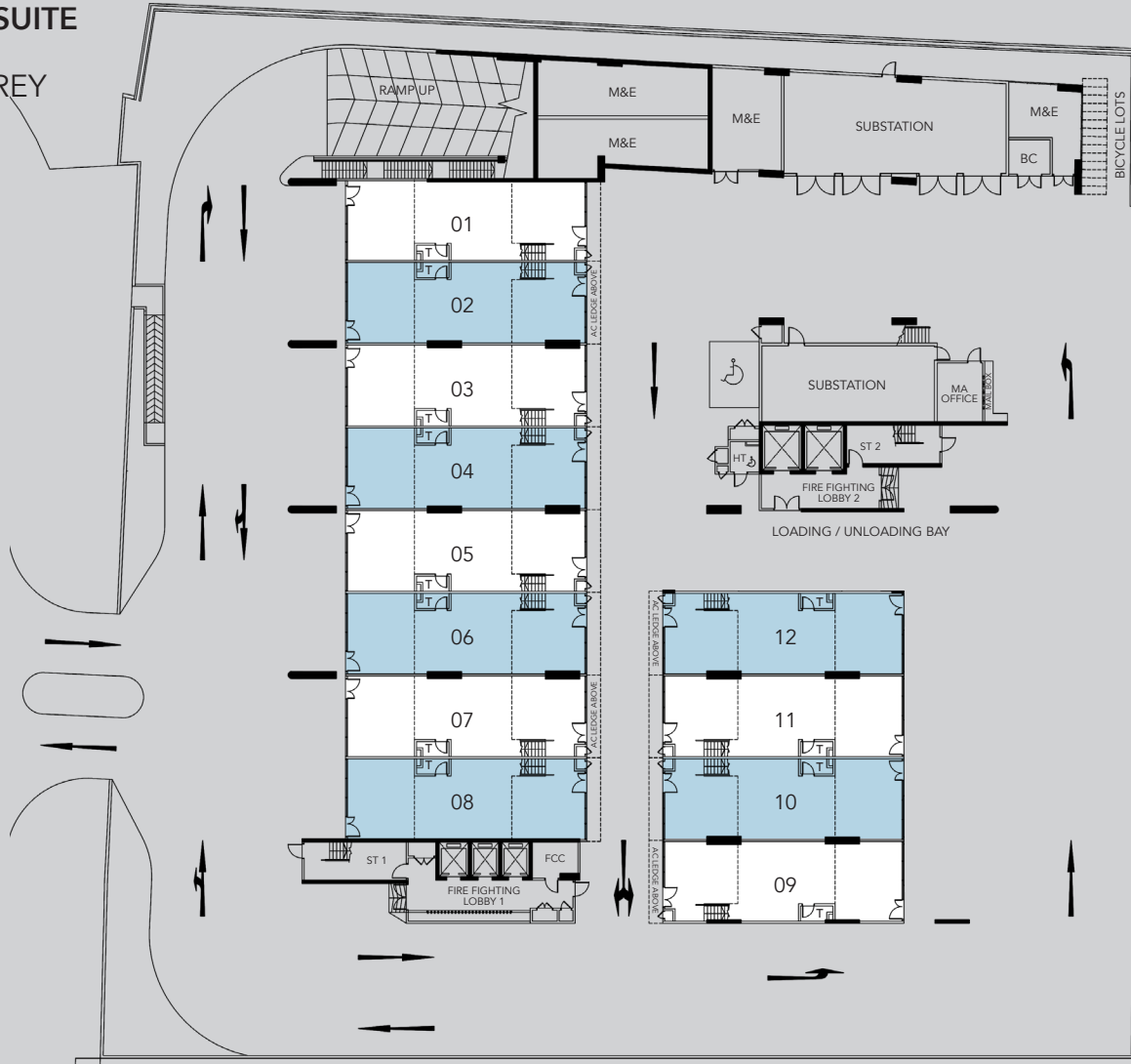
Even the most inspired innovator needs a place to unwind.  
The generous courtyard facilities provide just the place to  
recharge and reconnect with friends and co-workers.

- Outdoor Fitness Corner
- Chill Out Pavilion
- Recharge Pod
- Pool Deck
- Wellness Pavilion
- 25m Lap Pool
- Grill & Dine Canopy

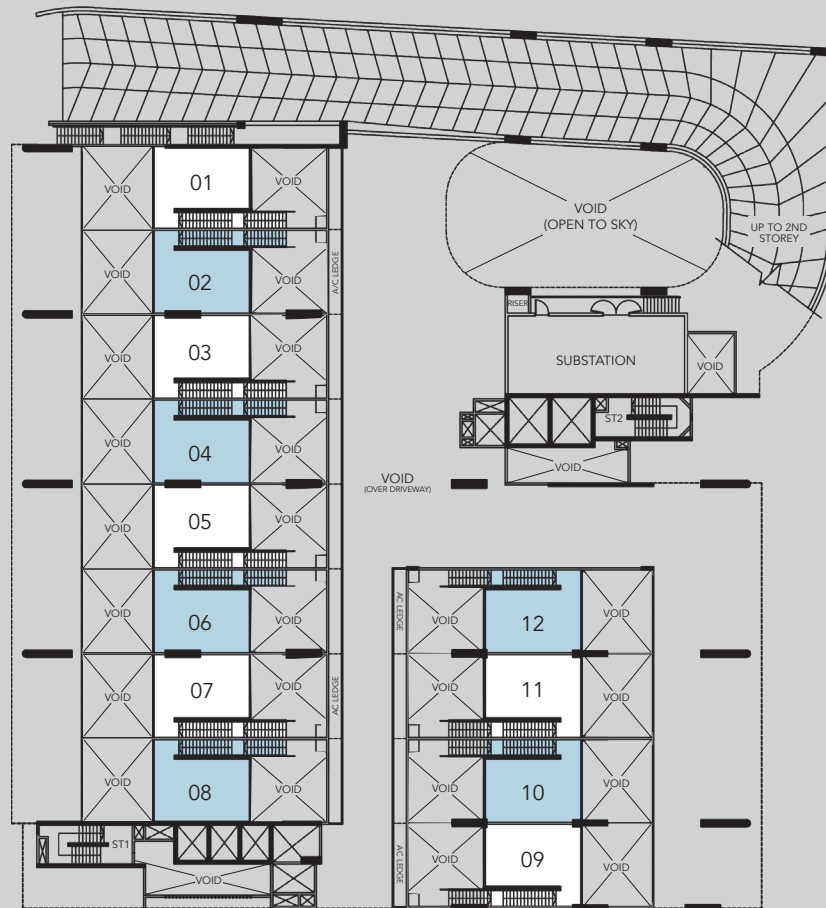


# GRAND SUITE

## 1ST STOREY



## 1ST STOREY Mezzanine

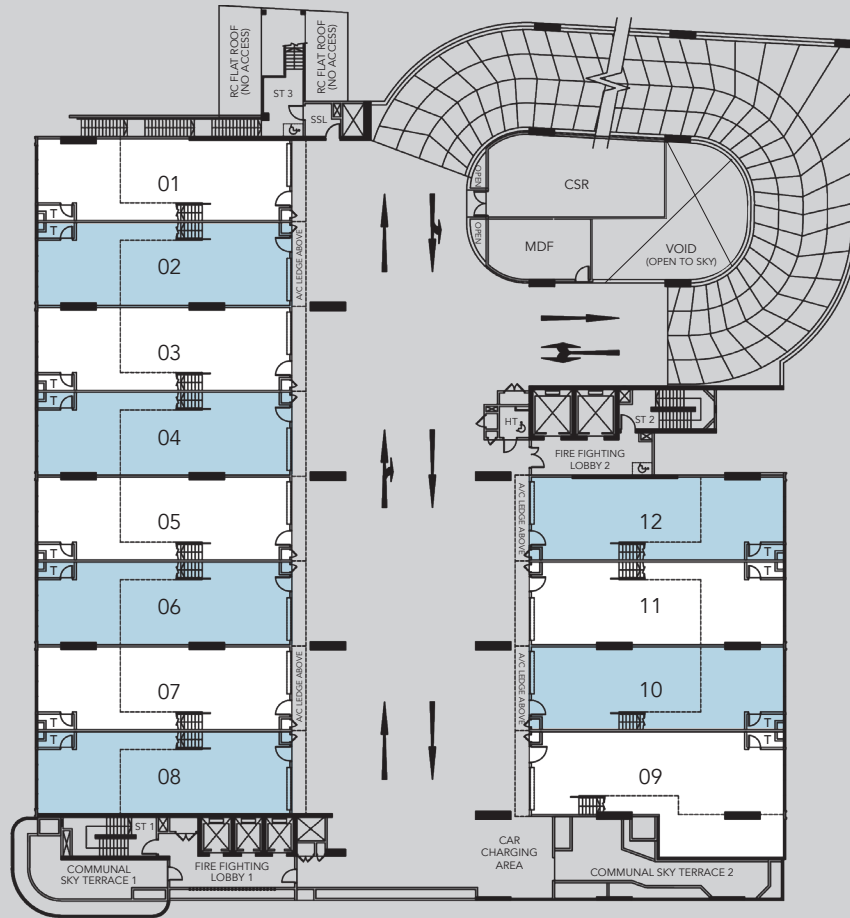


Unit No.	#01-01	#01-02	#01-03	#01-04	#01-05	#01-06	#01-07	#01-08	#01-09	#01-10	#01-11	#01-12
Unit Type	AC-1	A	A	A	A	A	A	AC-2	AC-3	A1	A1	A1
Floor Area (sqft)	2347	2390	2390	2390	2390	2390	2390	2390	2347	2379	2379	2379

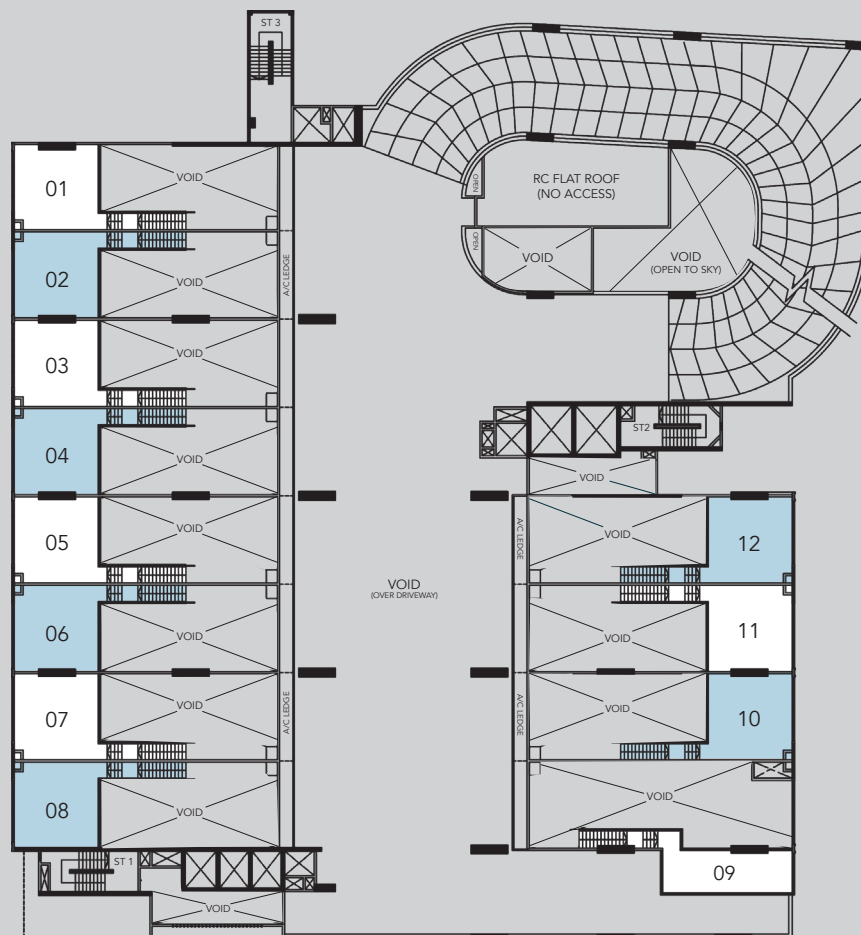
Floor Area includes Void and A/C Ledge

# TYPICAL SUITE / GARDEN SUITE

## 2ND STOREY



## 2ND STOREY Mezzanine

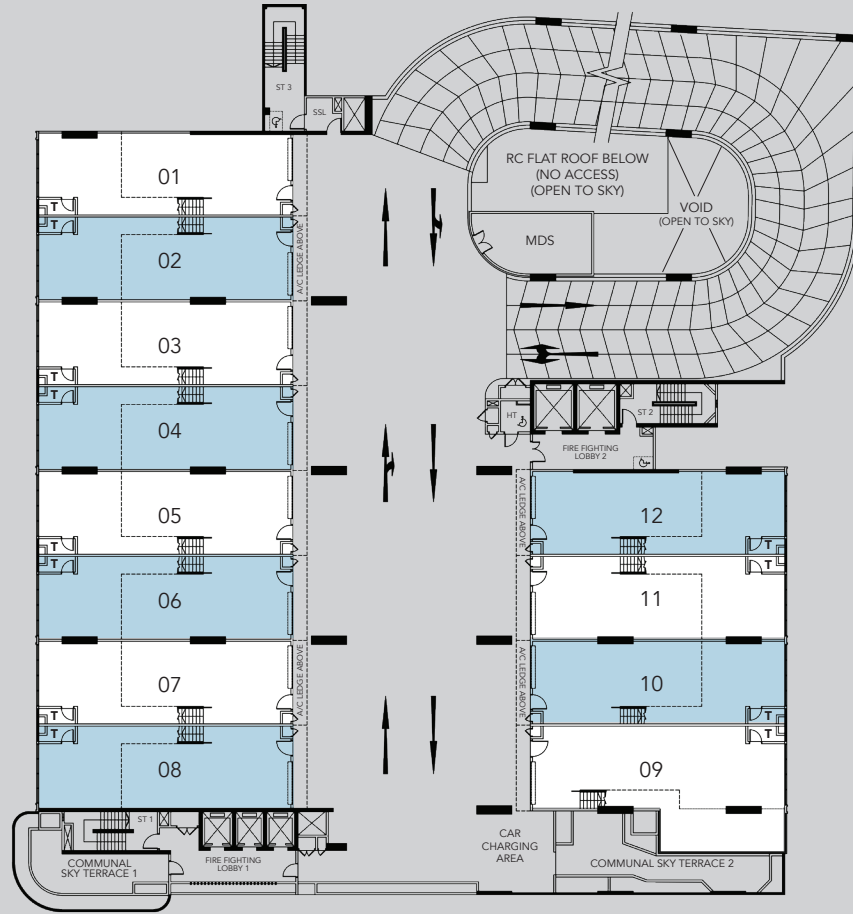


Unit No.	#02-01	#02-02	#02-03	#02-04	#02-05	#02-06	#02-07	#02-08	#02-09	#02-10	#02-11	#02-12
Unit Type	BC-1	B	B	B	B	B	B	BC-2	C	B	B	BC-3
Floor Area (sqft)	2411	2454	2454	2454	2454	2454	2454	2454	3057	2454	2454	2454

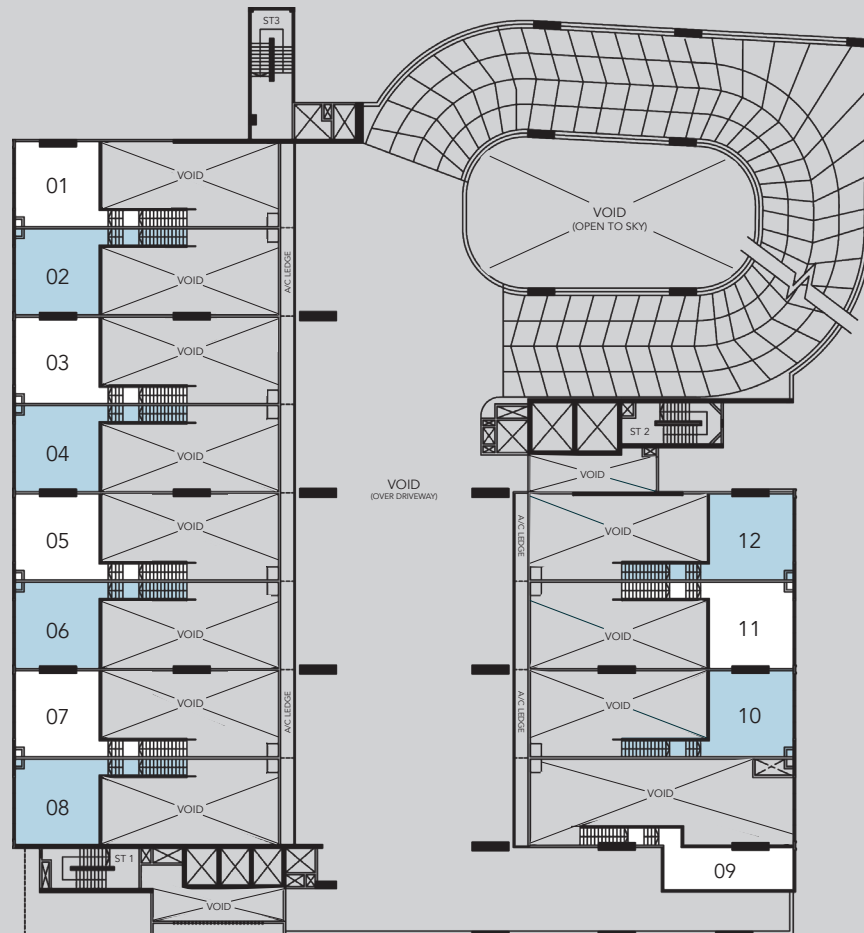
Floor Area includes Void and A/C Ledge

**TYPICAL SUITE /  
GARDEN SUITE**

**3RD STOREY**



**3RD STOREY  
Mezzanine**

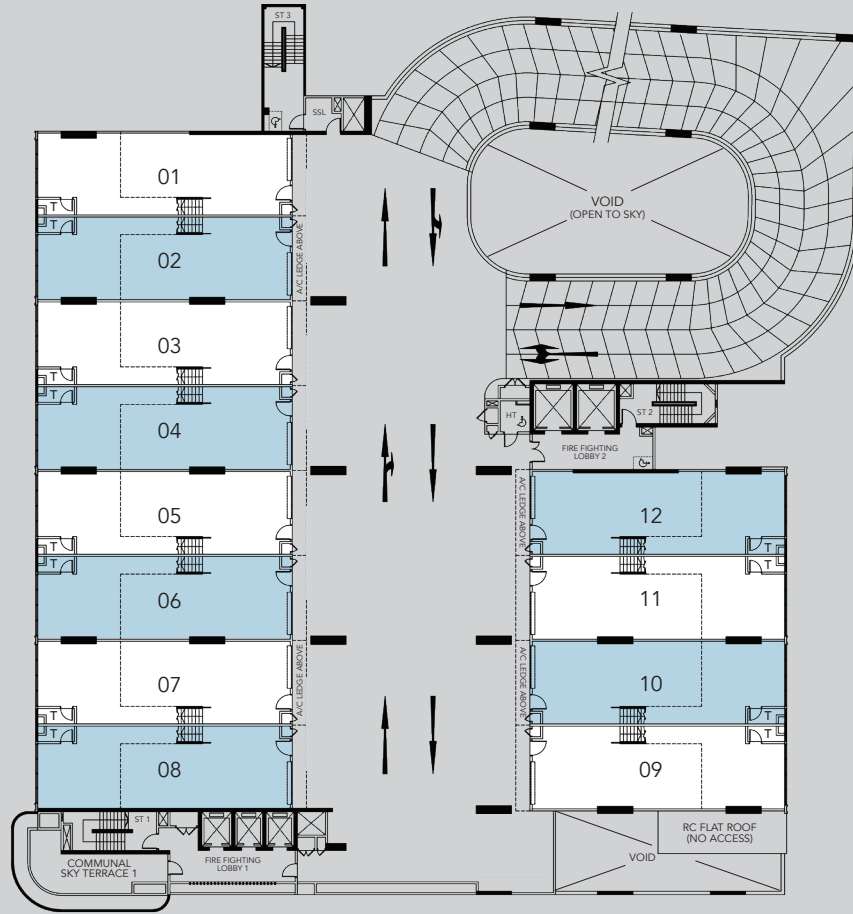


Unit No.	#03-01	#03-02	#03-03	#03-04	#03-05	#03-06	#03-07	#03-08	#03-09	#03-10	#03-11	#03-12
Unit Type	BC-1	B	B	B	B	B	B	BC-2	C	B	B	BC-3
Floor Area (sqft)	2411	2454	2454	2454	2454	2454	2454	2454	3057	2454	2454	2454

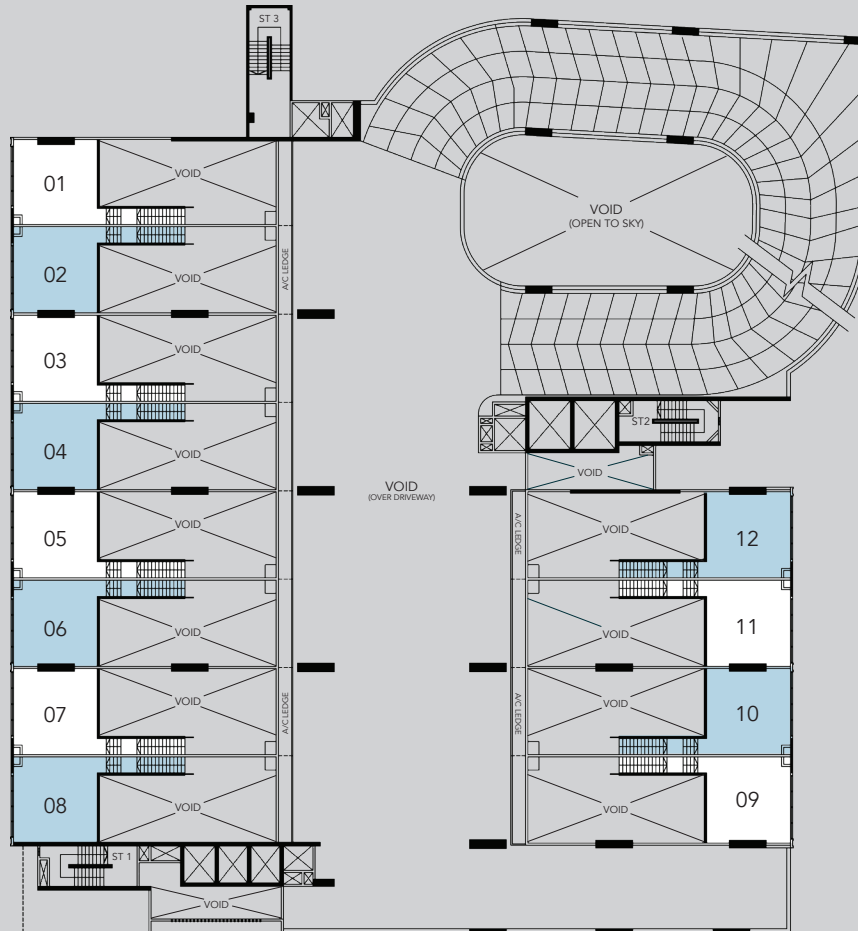
Floor Area includes Void and A/C Ledge

TYPICAL SUITE

4TH STOREY



4TH STOREY  
Mezzanine

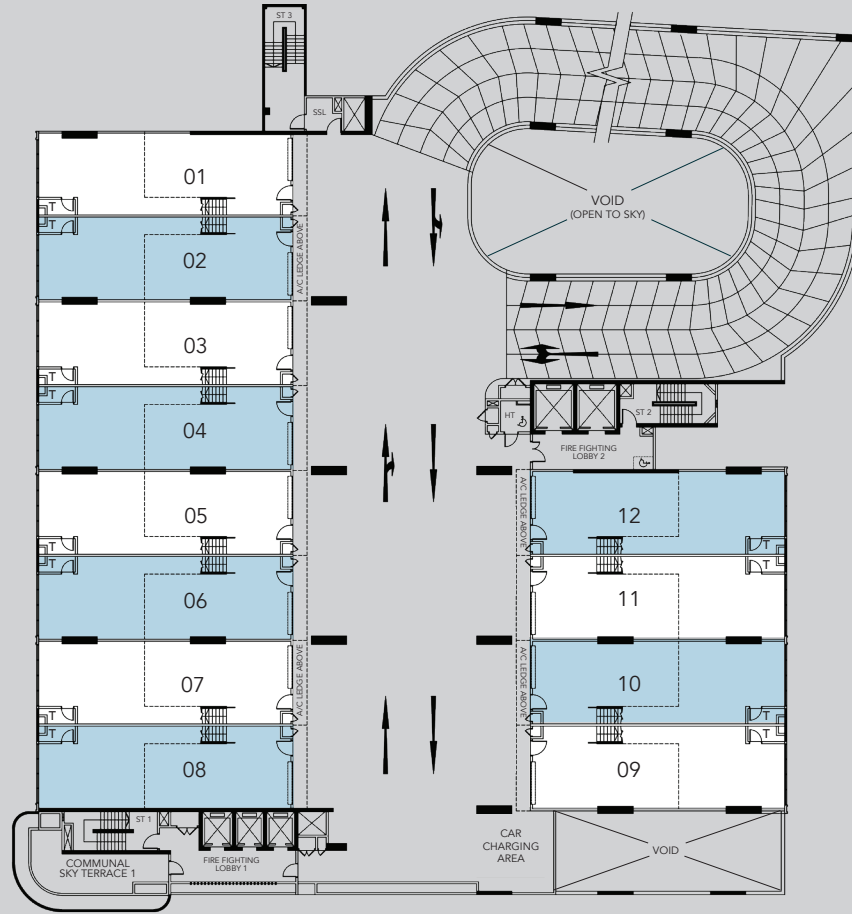


Unit No.	#04-01	#04-02	#04-03	#04-04	#04-05	#04-06	#04-07	#04-08	#04-09	#04-10	#04-11	#04-12
Unit Type	BC-1	B	B	B	B	B	B	BC-2	B	B	B	BC-3
Floor Area (sqft)	2411	2454	2454	2454	2454	2454	2454	2454	2454	2454	2454	2454

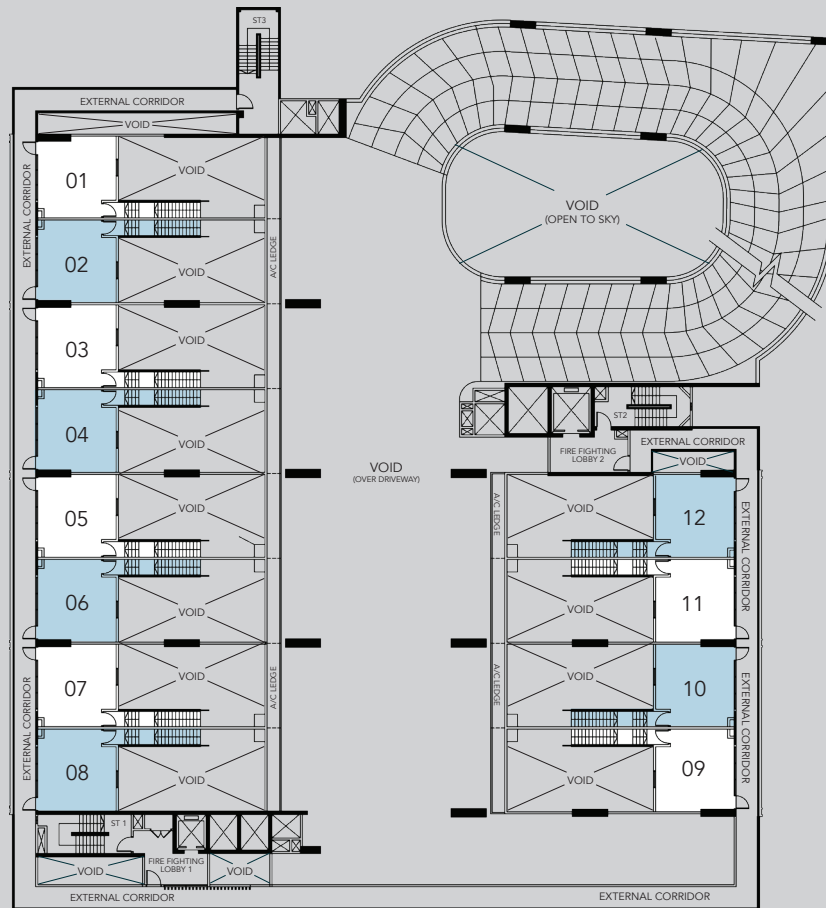
Floor Area includes Void and A/C Ledge

# FLEXI SUITE

## 5TH STOREY



## 5TH STOREY Mezzanine

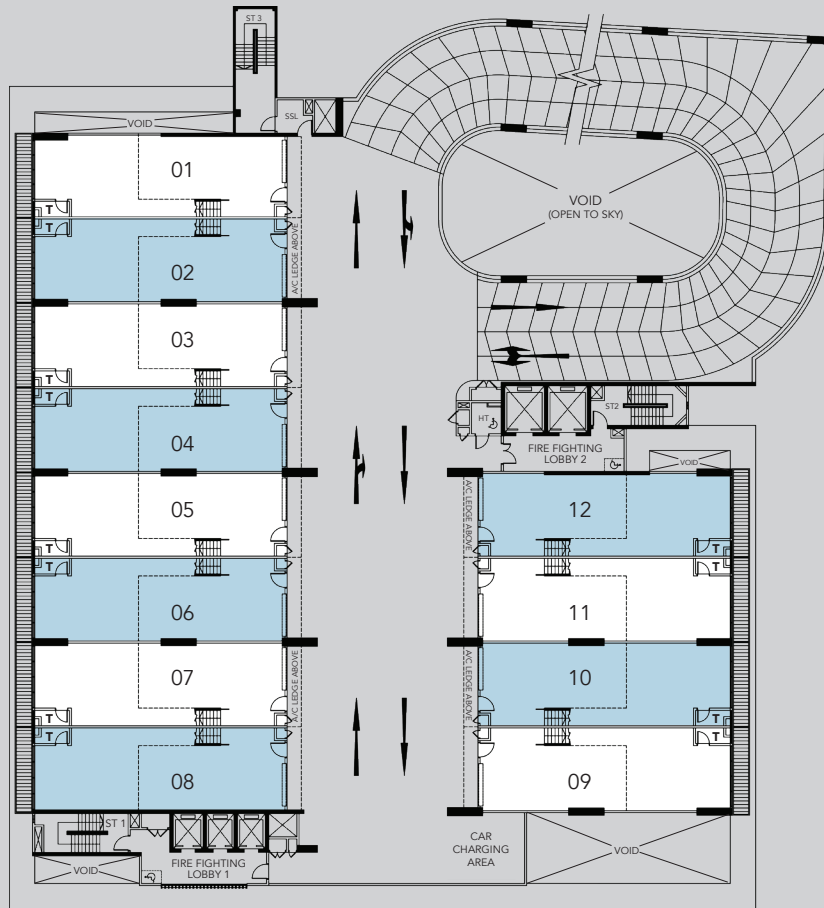


Unit No.	#05-01	#05-02	#05-03	#05-04	#05-05	#05-06	#05-07	#05-08	#05-09	#05-10	#05-11	#05-12
Unit Type	DC-1	D	D	D	D	D	D	DC-2	D	D	D	DC-3
Floor Area (sqft)	2303	2347	2347	2347	2347	2347	2347	2347	2347	2347	2347	2336

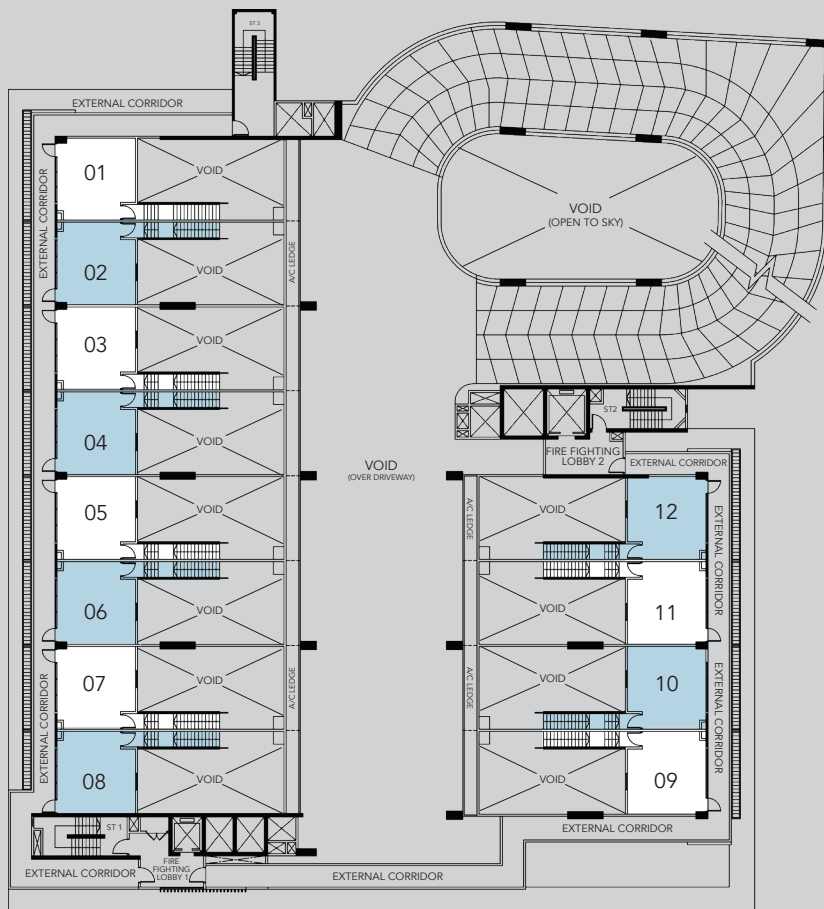
Floor Area includes Void and A/C Ledge

FLEXI SUITE

6TH STOREY



6TH STOREY  
Mezzanine

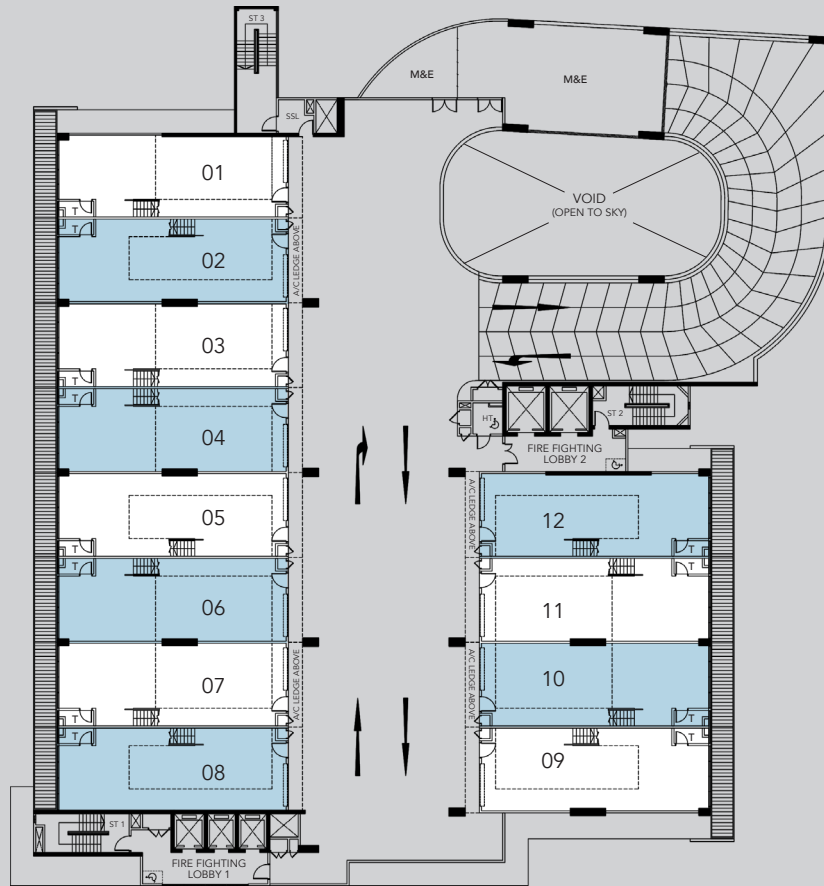


Unit No.	#06-01	#06-02	#06-03	#06-04	#06-05	#06-06	#06-07	#06-08	#06-09	#06-10	#06-11	#06-12
Unit Type	D1C-1	D1	D1	D1	D1	D1	D1	D1C-2	D1	D1	D1	D1C-3
Floor Area (sqft)	2293	2347	2347	2347	2347	2347	2347	2347	2347	2347	2347	2325

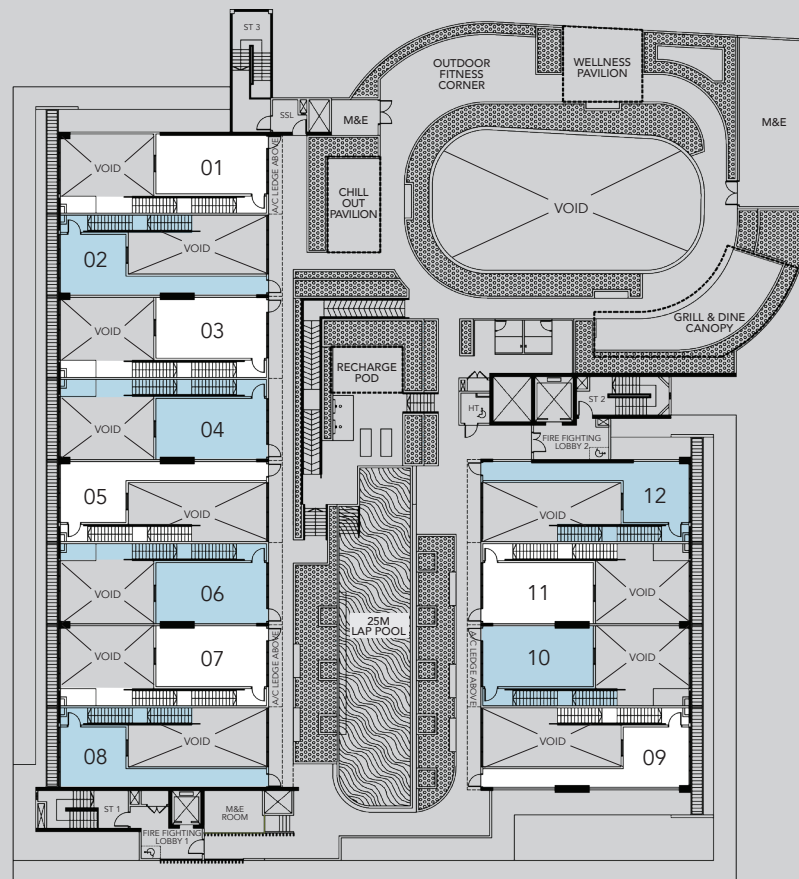
Floor Area includes Void and A/C Ledge

# COURTYARD SUITE

## 7TH STOREY



## 8TH STOREY Courtyard



Unit No.	#07-01	#07-02	#07-03	#07-04	#07-05	#07-06	#07-07	#07-08	#07-09	#07-10	#07-11	#07-12
Unit Type	EC	E1	E	E	E1	E	E	E1C-1	E1	E	E	E1C-2
Floor Area (sqft)	2131	2174	2174	2174	2174	2174	2174	2174	2174	2174	2174	2153

Floor Area includes Void and A/C Ledge



# BUILDING SPECIFICATIONS

## 1. Foundation

Piling and substructure to Structural Engineer's detail and/or design.

## 2. Structure

Reinforced concrete structure and/or structural steelwork to Structural Engineer's detail and/or design.

## 3. Walls

Precast concrete panel and/or reinforced concrete and/or glass panel and/or brickwall and/or blockwall and/or dry partition board wall.

## 4. Roof

Reinforced concrete flat roof with waterproofing and insulation and/or metal roof with insulation and/or glass roof at designated area.

## 5. Ceiling

Skim coat and emulsion paint finish and/or ceiling board with paint finish, where applicable.

### Estimated Floor to Floor Height

1st Storey to 2nd Storey	7800mm
1st Storey to 1st Mezzanine Storey	4900mm
2nd Storey to 3rd Storey	6300mm
2nd Storey to 2nd Mezzanine Storey	3300mm
3rd Storey to 4th Storey	6300mm
3rd Storey to 3rd Mezzanine Storey	3300mm
4th Storey to 5th Storey	6300mm
4th Storey to 4th Mezzanine Storey	3300mm
5th Storey to 6th Storey	6300mm
5th Storey to 5th Mezzanine Storey	3300mm
6th Storey to 7th Storey	6300mm
6th Storey to 6th Mezzanine Storey	3300mm
7th Storey to 8th Storey	4900mm
7th Storey to Roof	8000mm

## 6. Finishes

### (a) Wall

Common areas	Cement and sand plastering and/or skim coat with emulsion paint finish and/or spray textured finish and/or ceramic tiles where applicable.
Factory units	Cement and sand plastering and/or skim coat with emulsion paint finish, ceramic tiles to toilet walls (up to false ceiling).

### (b) Floor

Factory units	Power float concrete with hardener
Toilets / bin centre	Homogeneous tiles with waterproofing where applicable
A/C ledge	Cement and sand screed finish
Lift lobbies	Stone and/or homogeneous tiles and/or power float concrete with hardener
Staircase	Cement and sand screed finish and/or tiles with nosing tiles and/or metal plate with paint and/or natural finish
M&E rooms	Cement and sand screed finish with waterproofing where applicable and/or power float concrete with hardener
Roof Terrace	Cement and sand screed finish and/or homogeneous tiles and/or stone and/or embedded pebbles finish with waterproofing
Driveway	Power Float concrete with hardener and/or bitumen premix and/or concrete imprint

## 7. Windows

Aluminum framed glass window and/or fixed glass panels and/or fixed aluminum louvers.

## 8. Doors

Metal and/or aluminum framed / frameless glass and/or timber doors and/or metal roller shutters and/ or PVC doors with lockset where applicable.

## 9. Plumbing and Sanitary

Plumbing & sanitary installation are provided in accordance with statutory requirements.

## 10. Electrical Installation

Each unit is provided with 60 Amps 3 Phase isolator.

## 11. Lightning Protection

Lightning protection system provided in accordance with prevailing code of practice.

## 12. Painting

Weather-resistant paint and/or spray-textured finish to the external and emulsion paint/acrylic paint to the internal surfaces where applicable.

## 13. Waterproofing

Waterproofing provided to all slabs resting on ground, internal wet areas (e.g. toilets and bin centres), slabs above water-sensitive areas (e.g. substations) and areas open to sky (e.g. Reinforced concrete roof slab/terraces/corridors) where applicable.

## 14. Turfing

In compliance with NParks' requirements.

#### 15. Air-Conditioning and Mechanical Ventilation

Natural/Mechanical ventilation shall be provided in compliance with statutory requirements in designated areas. All factory units are naturally and/or mechanically ventilated with A/C ledge provision for factory unit's own A/C installation. The toilets within the factory units are provided with natural and/or mechanical ventilation in compliance with statutory requirement.

#### 16. Lifts

03 nos. of common Passenger Lift  
02 nos. of common Service Lift

#### 17. Fire Protection System

Fire Protection System provided in accordance with statutory requirements.

#### 18. Car Park Barrier System

Vehicle Car Park Barrier with entry barrier system equipped with Electronic Pricing System capable of reading and deducting carpark fee from the IU unit.

#### 19. Floor Loading

Area	Floor Loading (kN/m <sup>2</sup> )
Production Units	10
Ancillary Office	7.5
Driveway / Ramp	10
Roof Garden	5
Lift Lobby / Corridors	5
Toilet	2.5
A/C Ledge	4

#### Notes to Specifications

##### A. Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.

##### B. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such

other fees to the television and/or internet service providers or any

other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

##### C. Materials, Fittings, Equipment, Finishes, Installation and Appliances

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

##### D. Layout/Location of Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of electrical points, television points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

##### E. Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Property, the Vendor will assign to the Purchaser such warranties at the time where vacant possession of the Property is delivered to the Purchaser.

##### F. False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and design.

##### G. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

##### H. Mechanical Ventilation System

Mechanical Ventilation fans and ducting are provided to areas which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within areas (where applicable) is to be maintained by the Purchaser on a regular basis.

##### I. Wall

All wall tiled finishes shall be terminated at false ceiling level.

##### J. Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Disclaimer

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# INSPACE

YOUR NEXT INSPIRATION

Developed by

