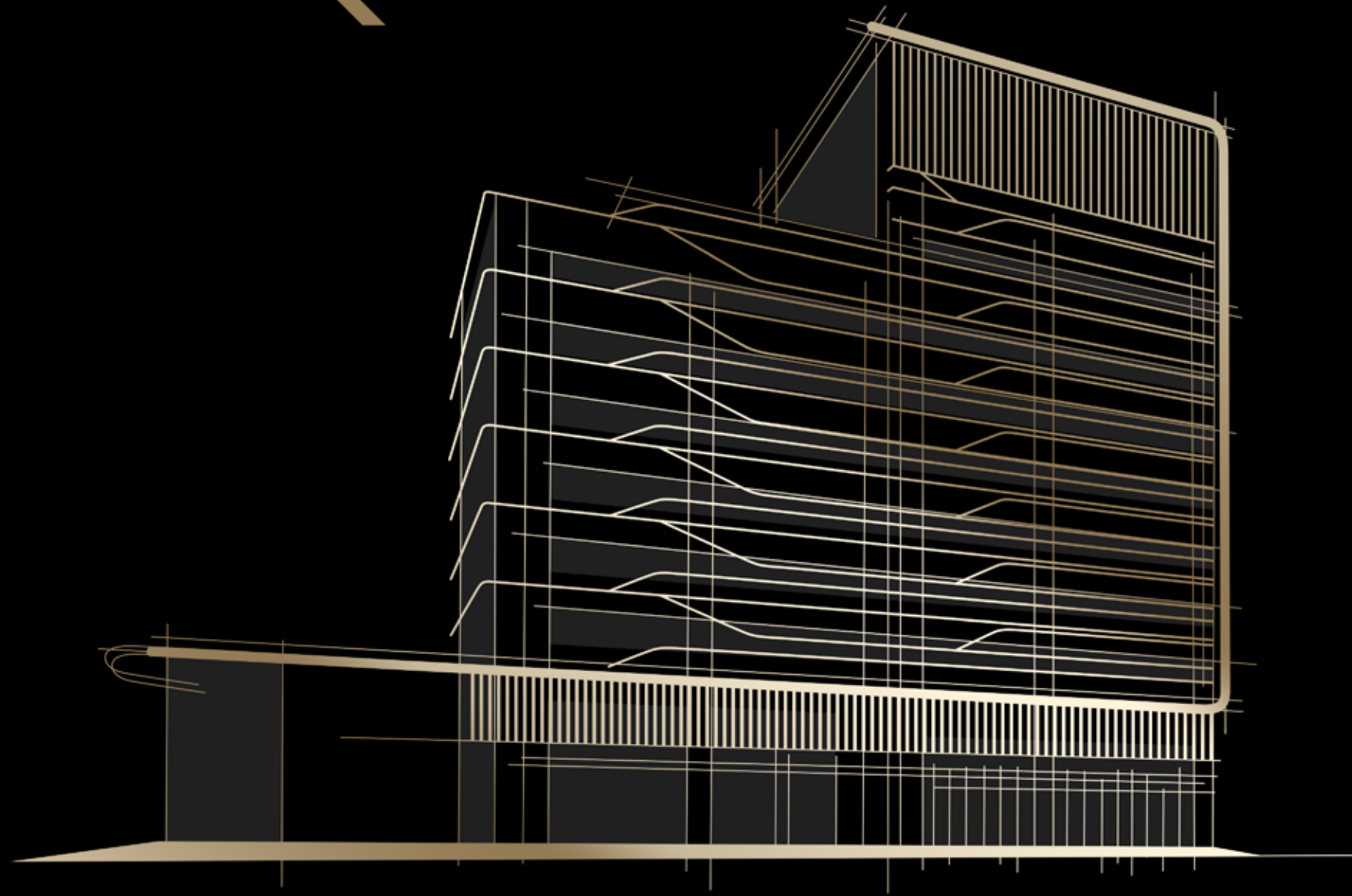


MACTAGGART
FOODLINK



OWN A **FREEHOLD** FOOD FACTORY

Strategically located in the heart of vibrant Tai Seng Precinct, *Mactaggart FoodLink* is a 5-storey B1 food industrial space with efficient layout. This *Freehold* food industrial building is an ideal space to fulfil aspirations of your culinary business operations and expansion, whether it is a food processing or packaging.





THE IDEAL SPACE

Units with approximately **6.3 to 8 metres** floor to floor height available

Regular unit layout for **efficient space planning**

Column free internal space

Minimum 10KN/m² floor loading within unit

Dual vehicular access for operational clarity

Ancillary office space for selected units





MAGGARI
FOODLINK



● **3-Minutes Walk** to Tai Seng MRT Station and to the nearest Bus-stop

● Well connected to **Major Expressways** (KPE & PIE)

● Within vicinity of established business districts and eateries at **Tai Seng and Macpherson**

● **Near to mature residential estates** for your workforce needs



LINK TO **ENDLESS POSSIBILITIES**

Mactaggart FoodLink, a *purpose-built food industrial space* is specially designed to cater to your food operations or even more sophisticated culinary set up.

Workflow efficiency at Mactaggart FoodLink is enhanced with assigned lift access and dedicated service bays.



STRATEGIC LOCATION

FOR YOUR BUSINESS NEEDS



Map is not drawn to scale



MAGGARI
FOODLINK

THE SITE MAP

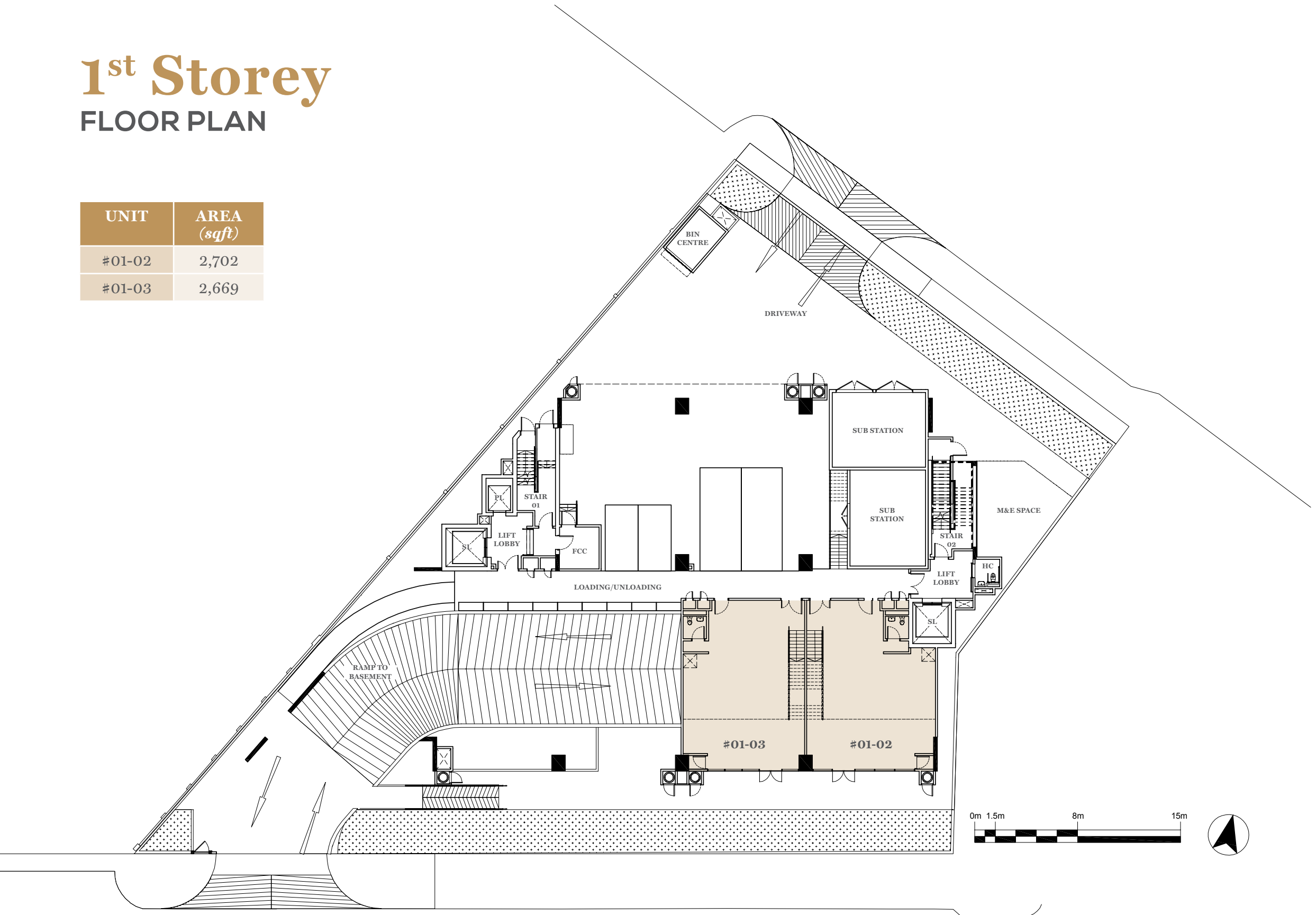
- 1 Main Entrance (*Vehicular*)
- 2 Roof Garden
- 3 M&E Space
- 4 Bin Centre
- 5 Service Access (*Loading/Unloading*)



1st Storey

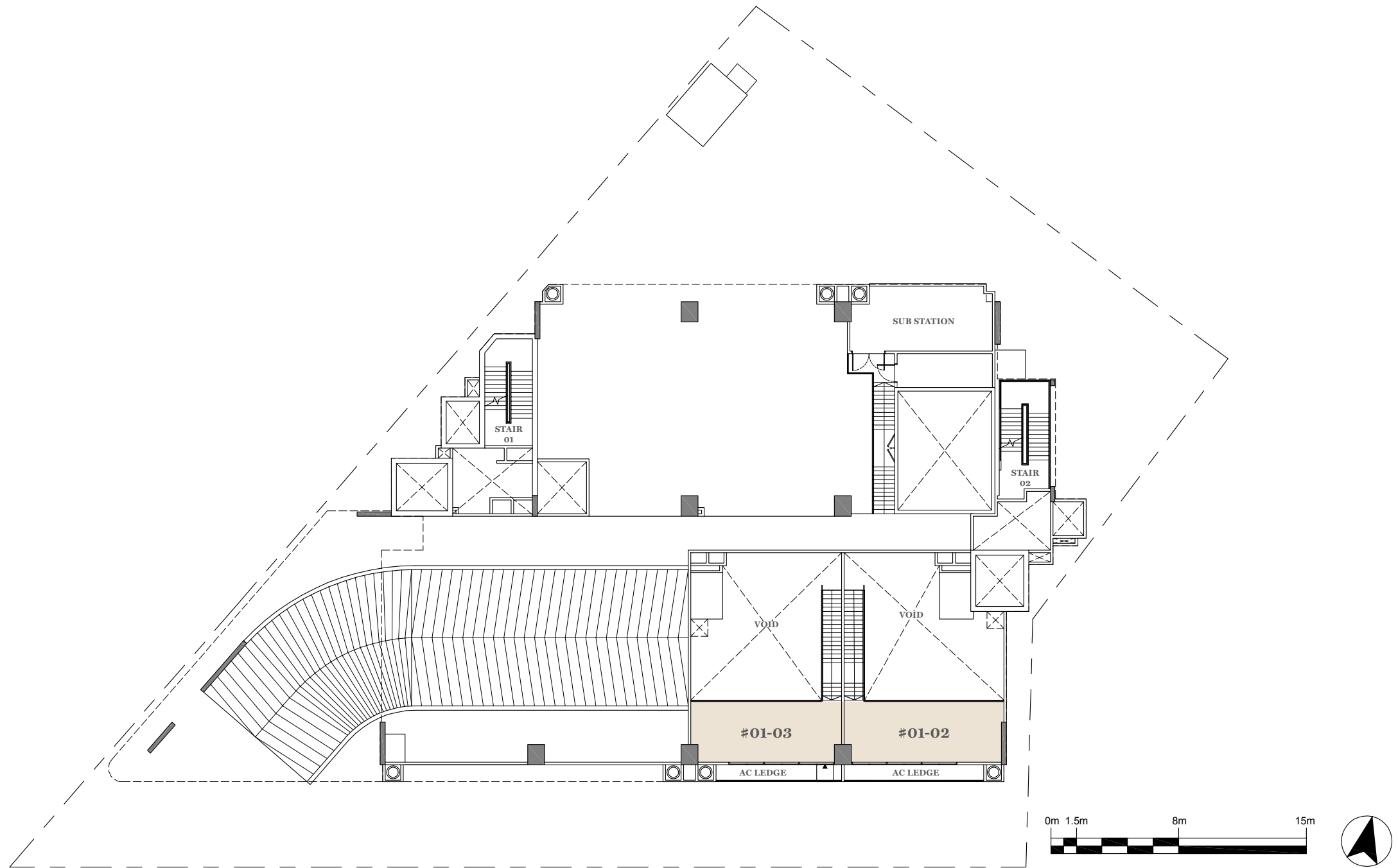
FLOOR PLAN

UNIT	AREA (sqft)
#01-02	2,702
#01-03	2,669



1st Storey Mezzanine

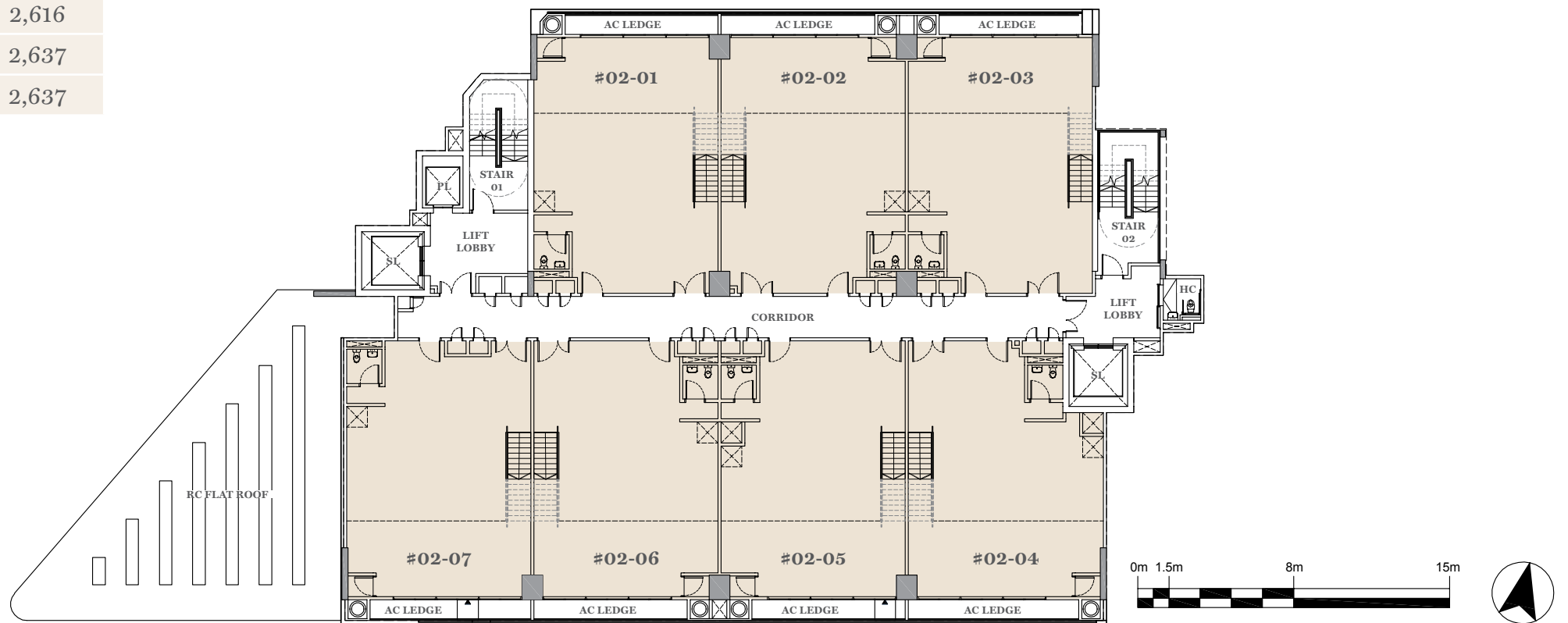
FLOOR PLAN



2nd Storey

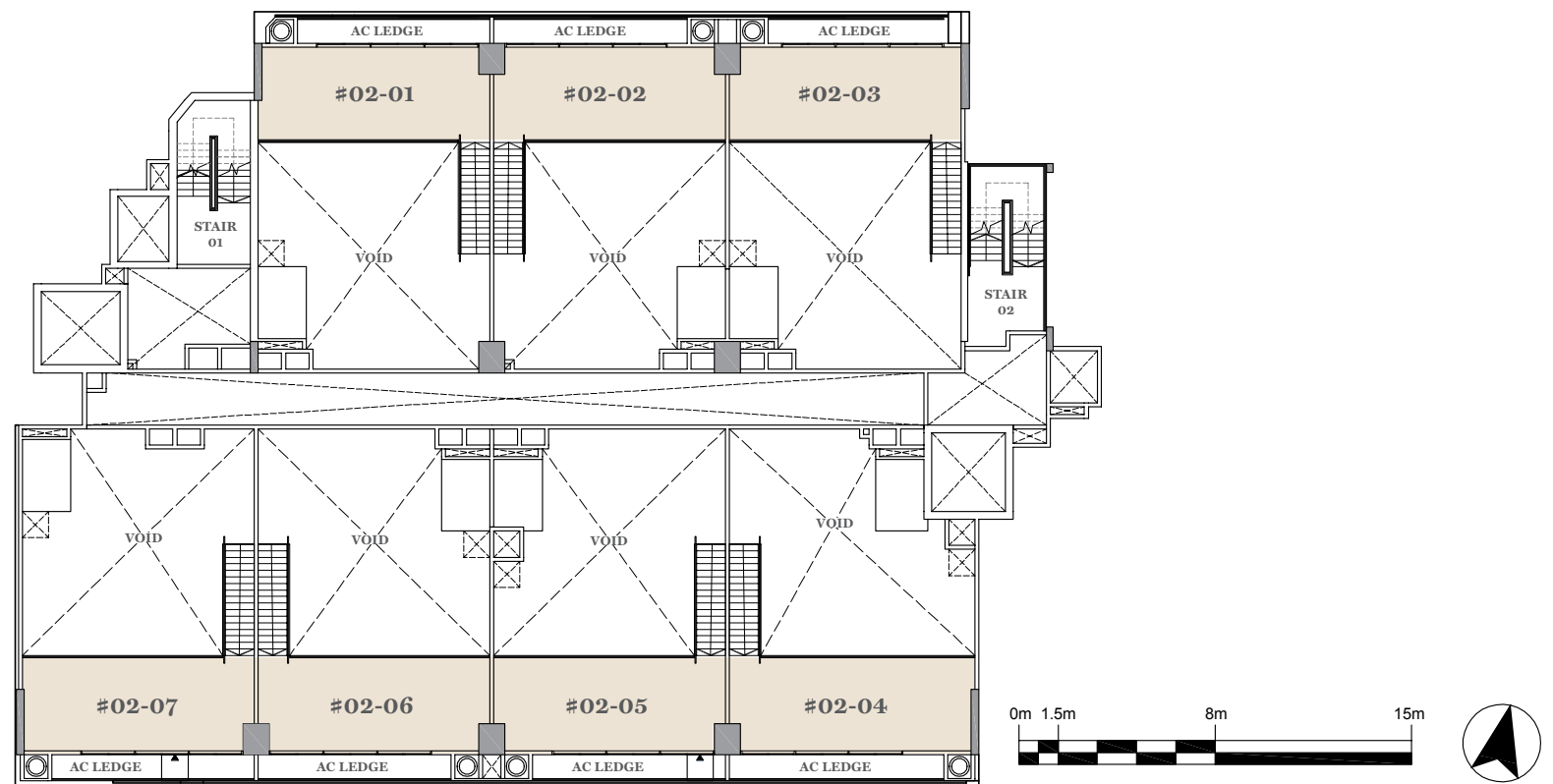
FLOOR PLAN

UNIT	AREA (sqft)
#02-01	2,680
#02-02	2,659
#02-03	2,659
#02-04	2,659
#02-05	2,616
#02-06	2,637
#02-07	2,637



2nd Storey Mezzanine

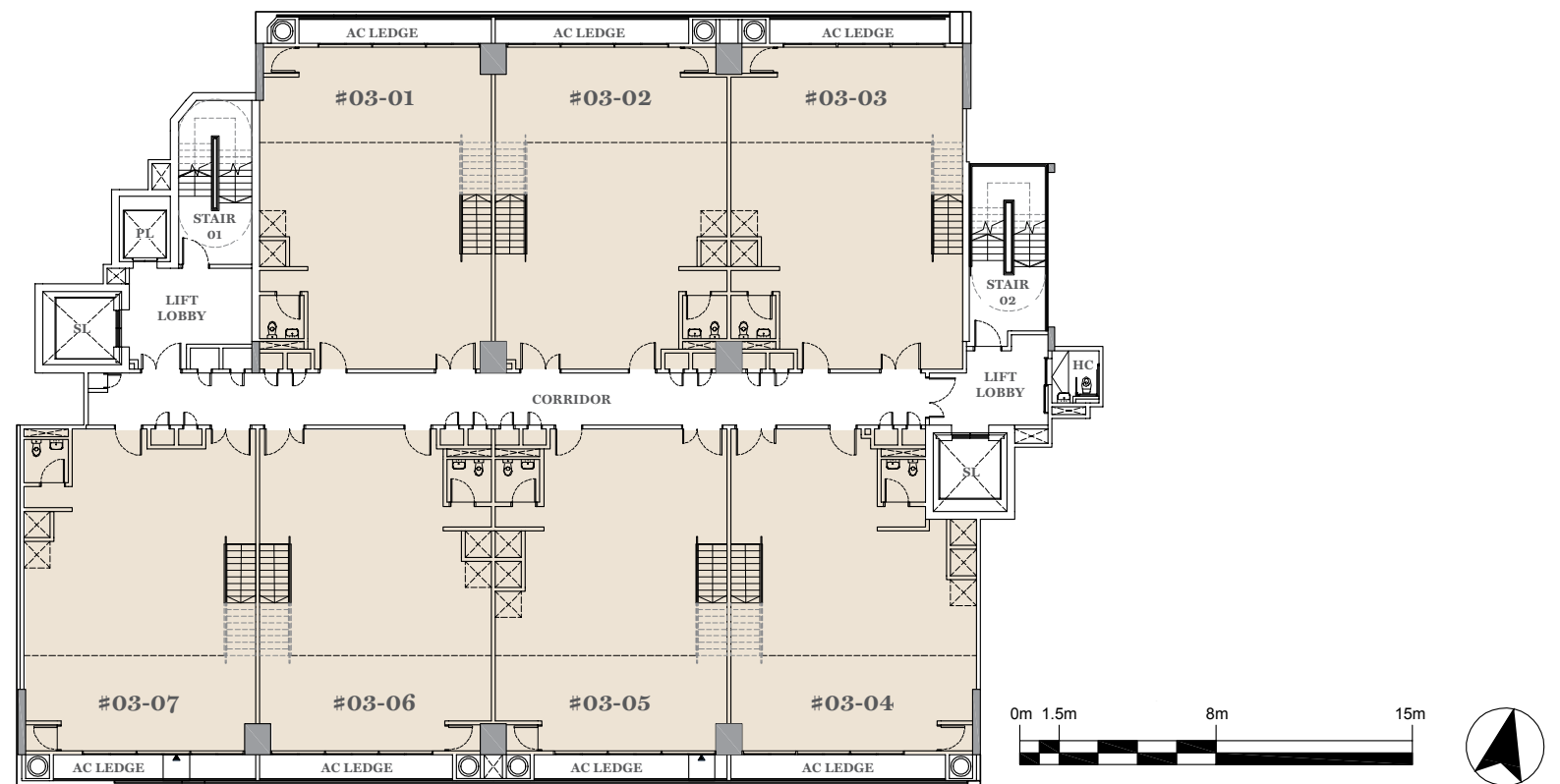
FLOOR PLAN



3rd Storey

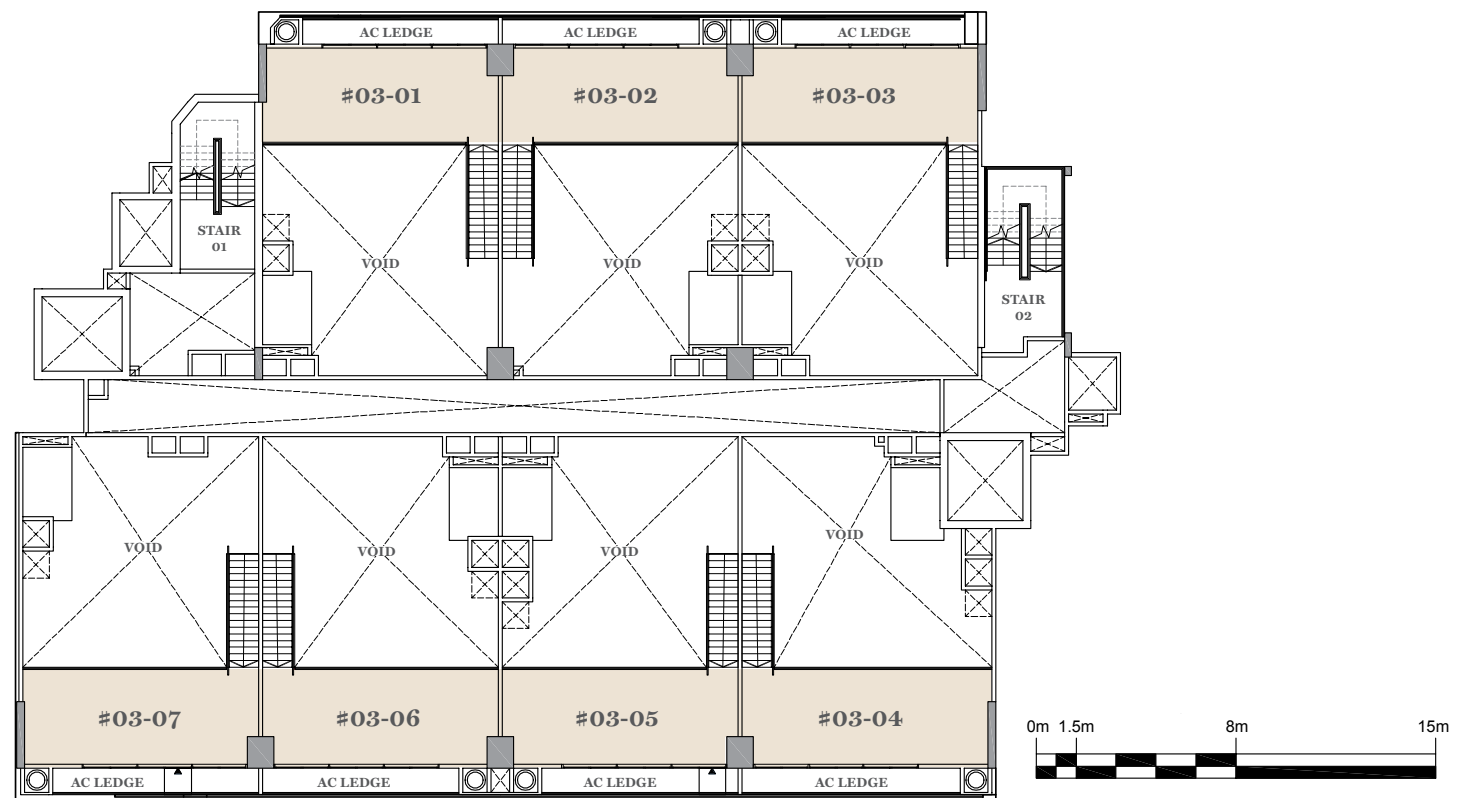
FLOOR PLAN

UNIT	AREA (sqft)
#03-01	2,616
#03-02	2,616
#03-03	2,616
#03-04	2,594
#03-05	2,573
#03-06	2,594
#03-07	2,573



3rd Storey Mezzanine

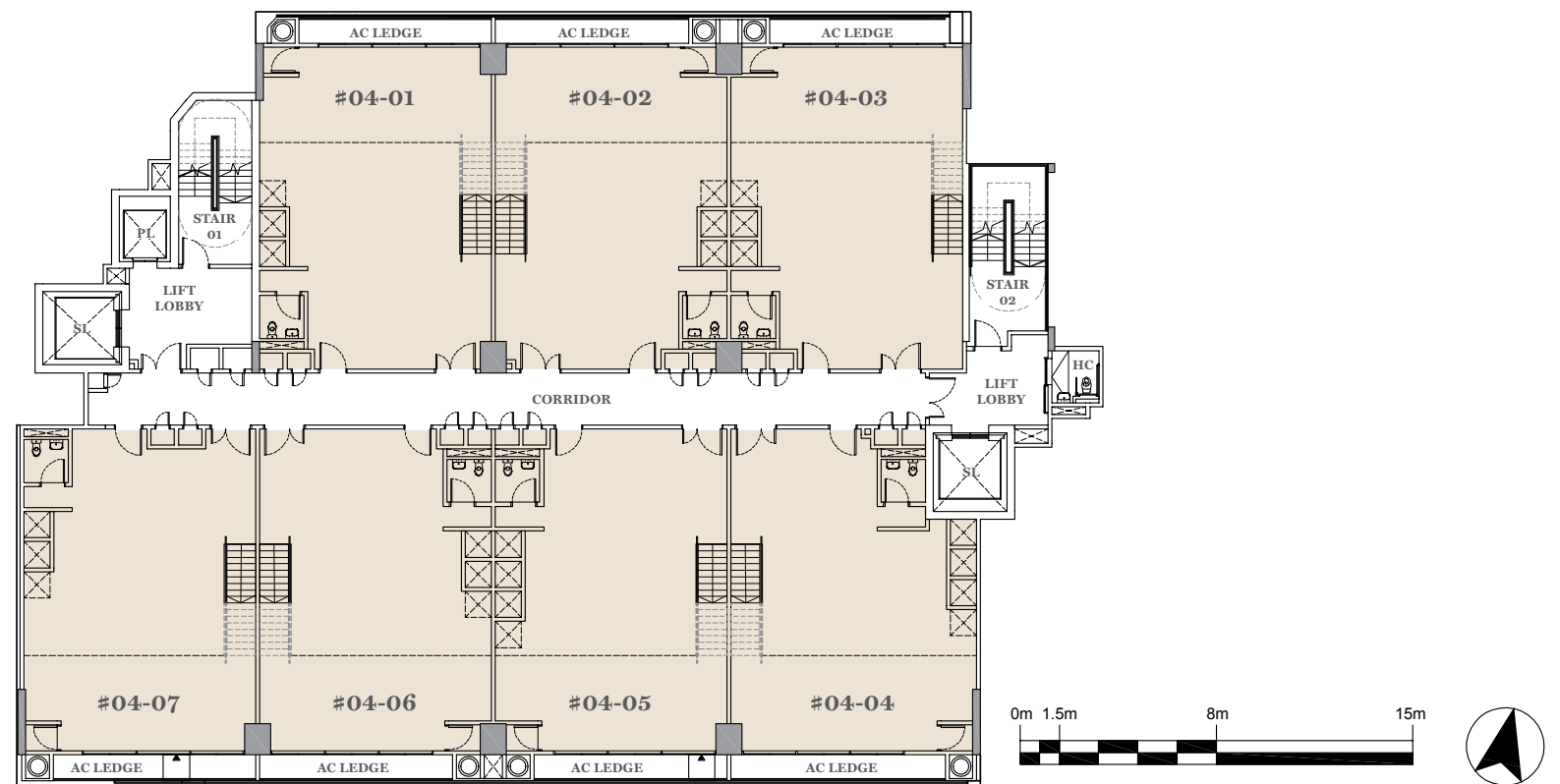
FLOOR PLAN



4th Storey

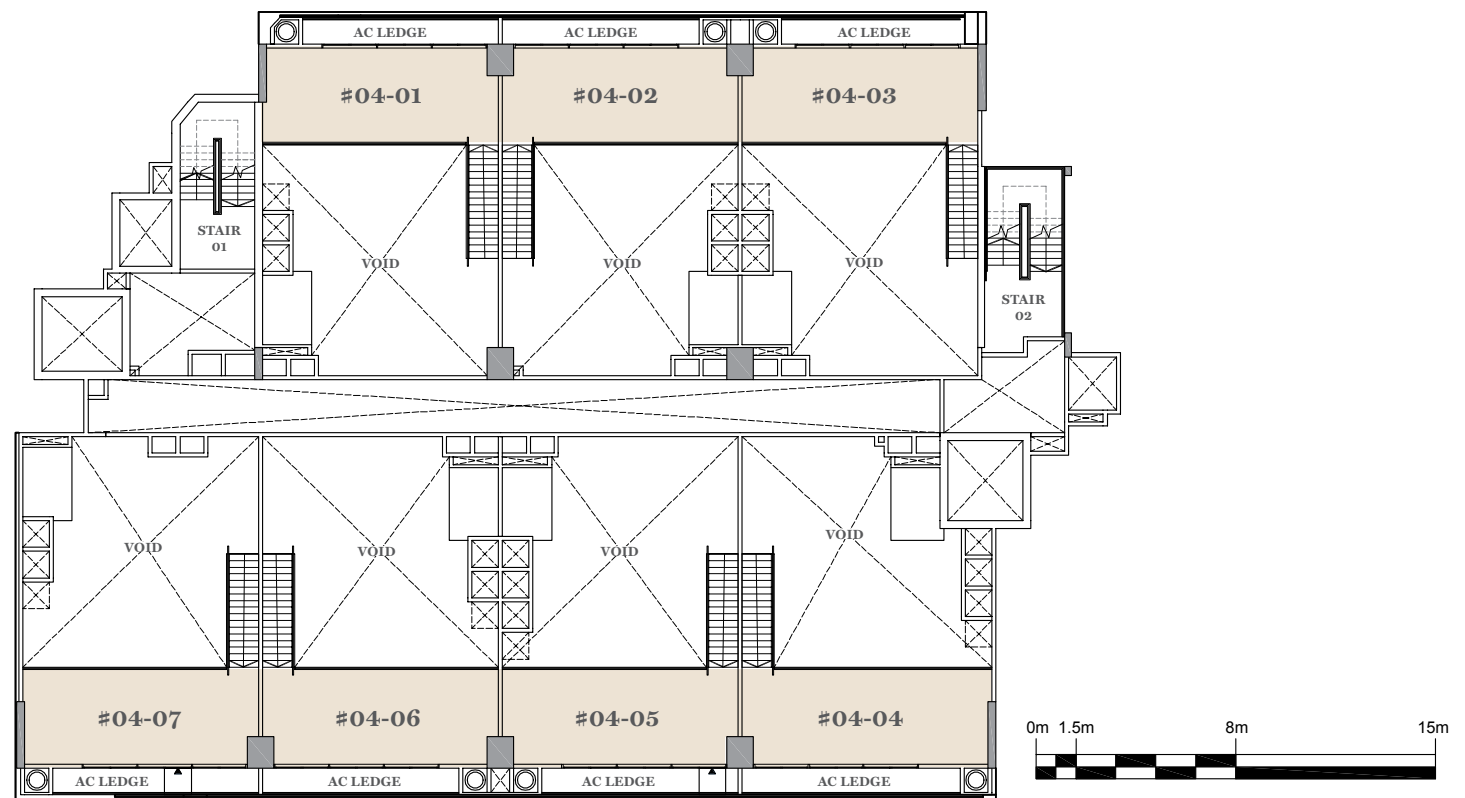
FLOOR PLAN

UNIT	AREA (sqft)
#04-01	2,573
#04-02	2,551
#04-03	2,551
#04-04	2,551
#04-05	2,508
#04-06	2,551
#04-07	2,530



4th Storey Mezzanine

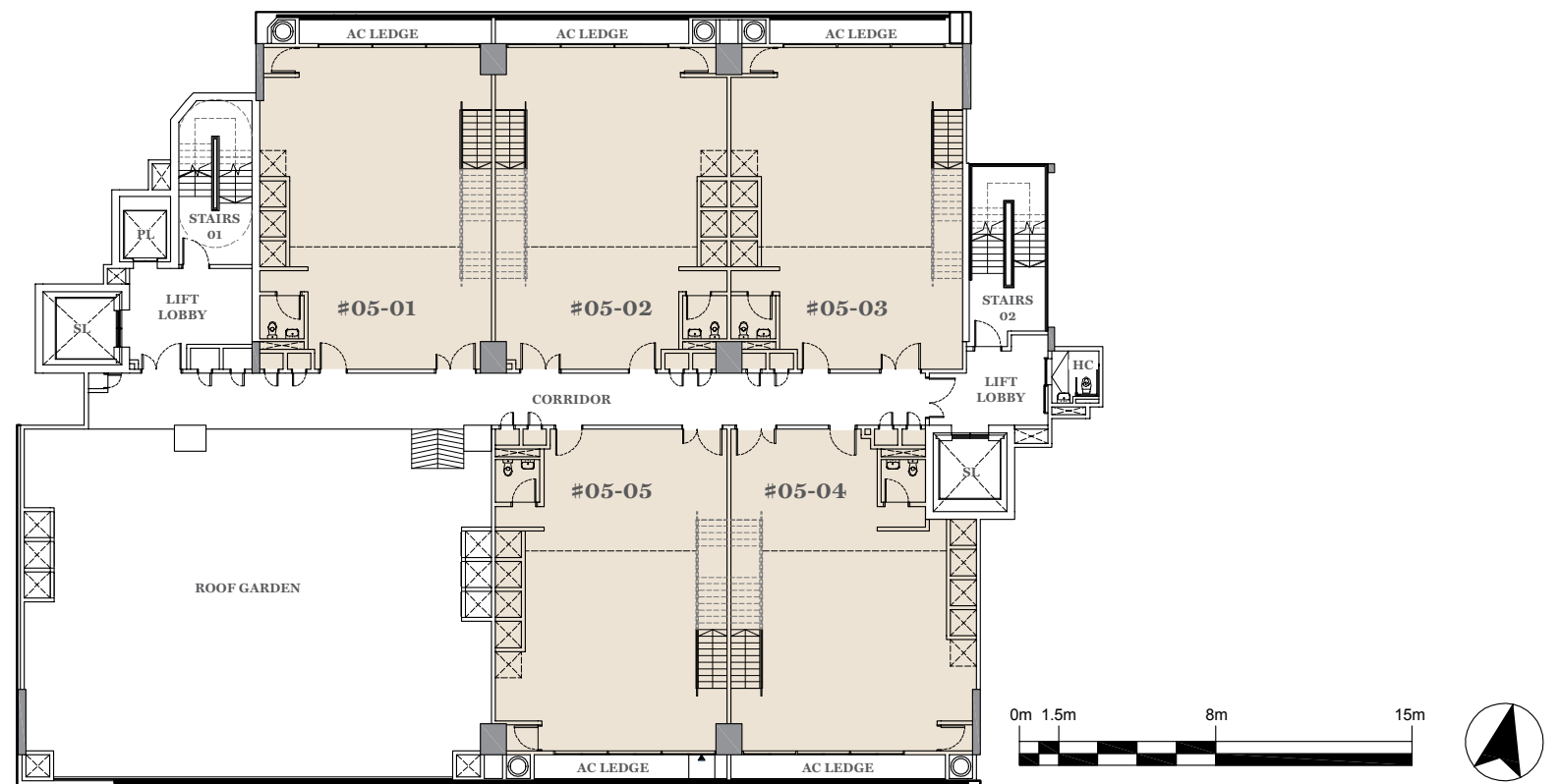
FLOOR PLAN



5th Storey

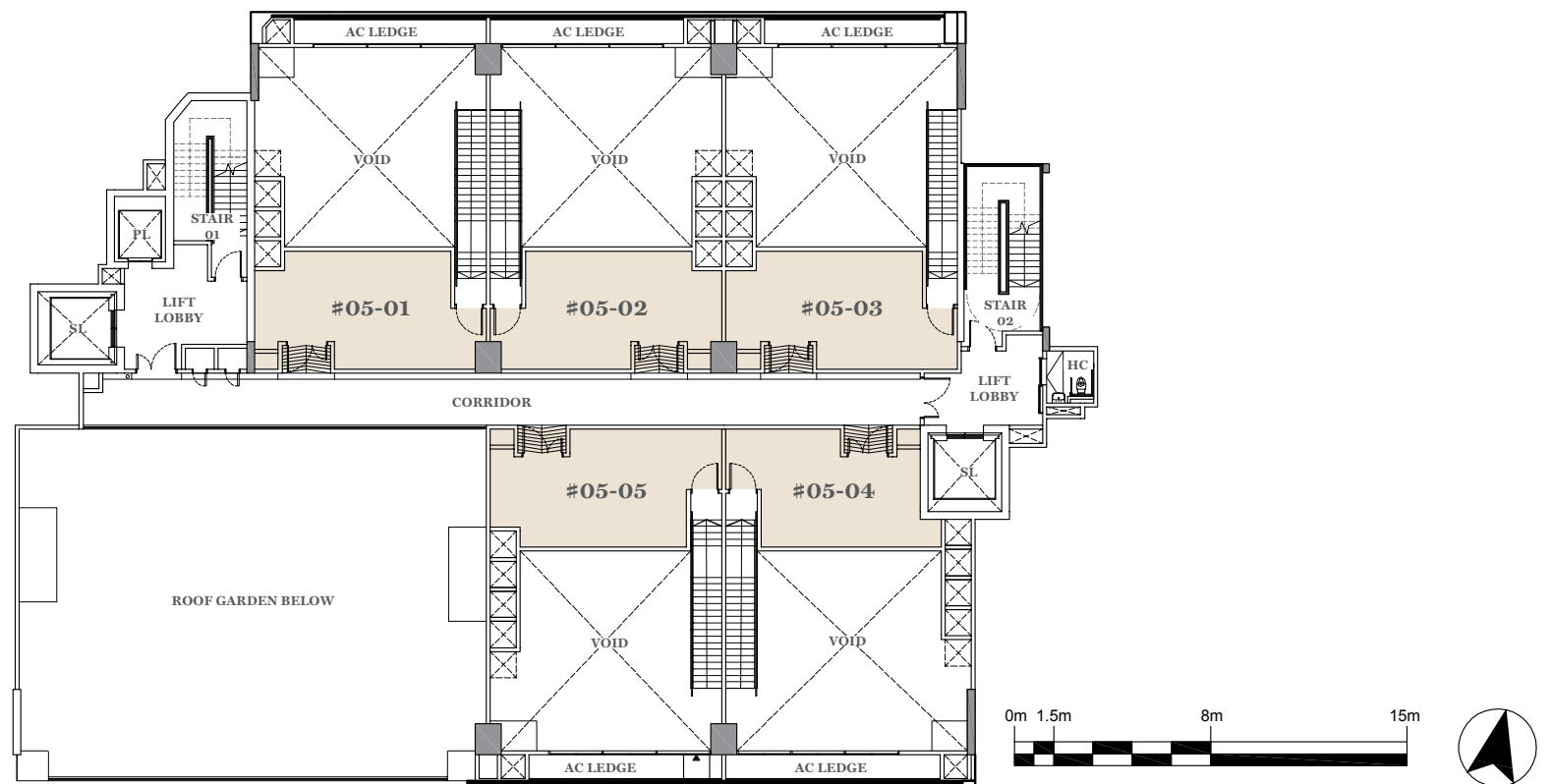
FLOOR PLAN

UNIT	AREA (sqft)
#05-01	2,530
#05-02	2,508
#05-03	2,508
#05-04	2,508
#05-05	2,465



5th Storey Mezzanine

FLOOR PLAN



SPECIFICATIONS

1. Foundation

Piling system 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.

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

Concrete ceiling soffit with skim coat and emulsion paint finish. Lift lobbies, common corridors and toilets with skim coat and/or water resistant ceiling board with emulsion paint finish, where applicable.

Estimated Floor to Floor Height

1st Storey to 2nd Storey	8.00m approximately
1st Storey to 1st Mezzanine Storey	4.00m approximately
2nd Storey to 3rd Storey	6.30m approximately
2nd Storey to 2nd Mezzanine Storey	3.15m approximately
3rd Storey to 4th Storey	6.30m approximately
3rd Storey to 3rd Mezzanine Storey	3.10m approximately
4th Storey to 5th Storey	6.30m approximately
4th Storey to 4th Mezzanine Storey	3.10m approximately
5th Storey to Roof	8.00m approximately
5th Storey to 5th Mezzanine Storey	4.00m approximately

6. Finishes

(a) Wall

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

(b) Floor

- i. Factory units - power float concrete with hardener and waterproofing where applicable
- ii. Toilets/bin centre: anti slip homogeneous tiles with waterproofing
- iii. A/C ledge - cement and sand screed finish with waterproofing where applicable
- iv. Lift lobbies - stone and/or homogeneous tiles and/or power float concrete with hardener
- v. Staircase - cement and sand screed finish with nosing tiles and/or metal plate with paint and/or natural finish
- vi. M&E rooms - cement and sand screed finish
- vii. Roof garden - cement and sand screed finish and/or homogenous tiles with waterproofing and/or artificial turfing
- viii. Driveway - power float concrete with hardener and/or premix

7. Windows

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

8. Doors

Metal and/or framed/frameless glass and/or timber doors.

9. Plumbing and Sanitary

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

10. Electrical Installation

Each unit is provided with 120Amps 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 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), production areas, slabs above water-sensitive areas (e.g. substations) and areas open to sky (e.g. Reinforced concrete roof slab)

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 AC ledge provision for factory unit's own AC installation. The toilets within the factory units are provided with natural and/or mechanical ventilation in compliance with statutory requirement.

16. Lifts

01 no. of common passenger lift

02 nos. of common service lift

17. Exhaust Shaft

Provision of exhaust shaft to Factory units up to the roof. Wet chemical suppression system, exhaust fans, hood, fresh air fans & air cleaner and accessories are to be provided by Purchaser to comply with NEA requirements connecting to Vendor provided exhaust shaft. To ensure good performance of the exhaust system, maintenance for respective unit's exhaust system to the external shall be done by unit owner.

18. Gas Supply

Gas supply provision is capped-off at high level just within each factory unit.

19. Fire Protection System

Fire protection system provided in accordance with statutory requirements.

20. Floor Loading

Factory Unit	Floor Loading (kN/m ²)
1st Storey	15
2nd Storey to 5th Storey	10

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Name of developer: Smooth Venture Pte Ltd (UEN: 199805662Z) • Tenure: Estate in Fee Simple • Lot No: MK 24 LOT 08190L • Address: 20 Mactaggart Road, Singapore 368079 • Expected Date of Vacant Possession: 30 Sep 2020 • Expected Date of Legal Completion: 30 Sep 2023 • Building Approval no: A0743-16782-2017-BP01 dated 10 Apr 2018 and A0743-16782-2017-BP02 dated 25 Apr 2018

Developed By

SMOOTH VENTURE PTE LTD
(A Subsidiary of SLB Development Ltd)



