



Pre⁹mium

**SOAR
YOUR
BUSINESS
TO NEW
HEIGHTS**



PREMIUM B2 INDUSTRIAL SPACE USAGE



- Ramp-up for ease of loading and unloading of goods. High ceilings add to the versatility of the units with ample vertical space for warehouse storage.
- 1st, 2nd, 3rd storey units come with mezzanine ancillary office.
- Suitable trades such as welding industries, automobile services, engineering, etc.
- Temporary Staff Canteen at ground floor for your convenience.
- Communal sky terrace from 2nd storey to rooftop with lush landscaping.





SECTIONAL PLAN



PREMIUM B2 INDUSTRIAL RAMP-UP SPACE



PREMIUM LOCATION



- 1 Less than 10km drive to Johor Bahru, easy access to major expressway such as Seletar Expressway (SLE) and Bukit Timah Expressway (BKE).
- 2 5 minutes walk to future Woodlands North MRT(from 2019) linking you to future Rapid Transit (RTS) Link to Johor Bahru and connecting you to every part of Singapore.
- 3 The upcoming Woodlands Regional Centre will have two distinct precincts developed from some 100 hectares of land. The creation will consists a mix of business, lifestyle and residential developments.
- 4 A 1.5km long waterfront promenade will allow you to hold a variety of corporate bonding / recreational activities.
- 5 Fulfill your everyday needs and retail therapy at the Causeway Point.

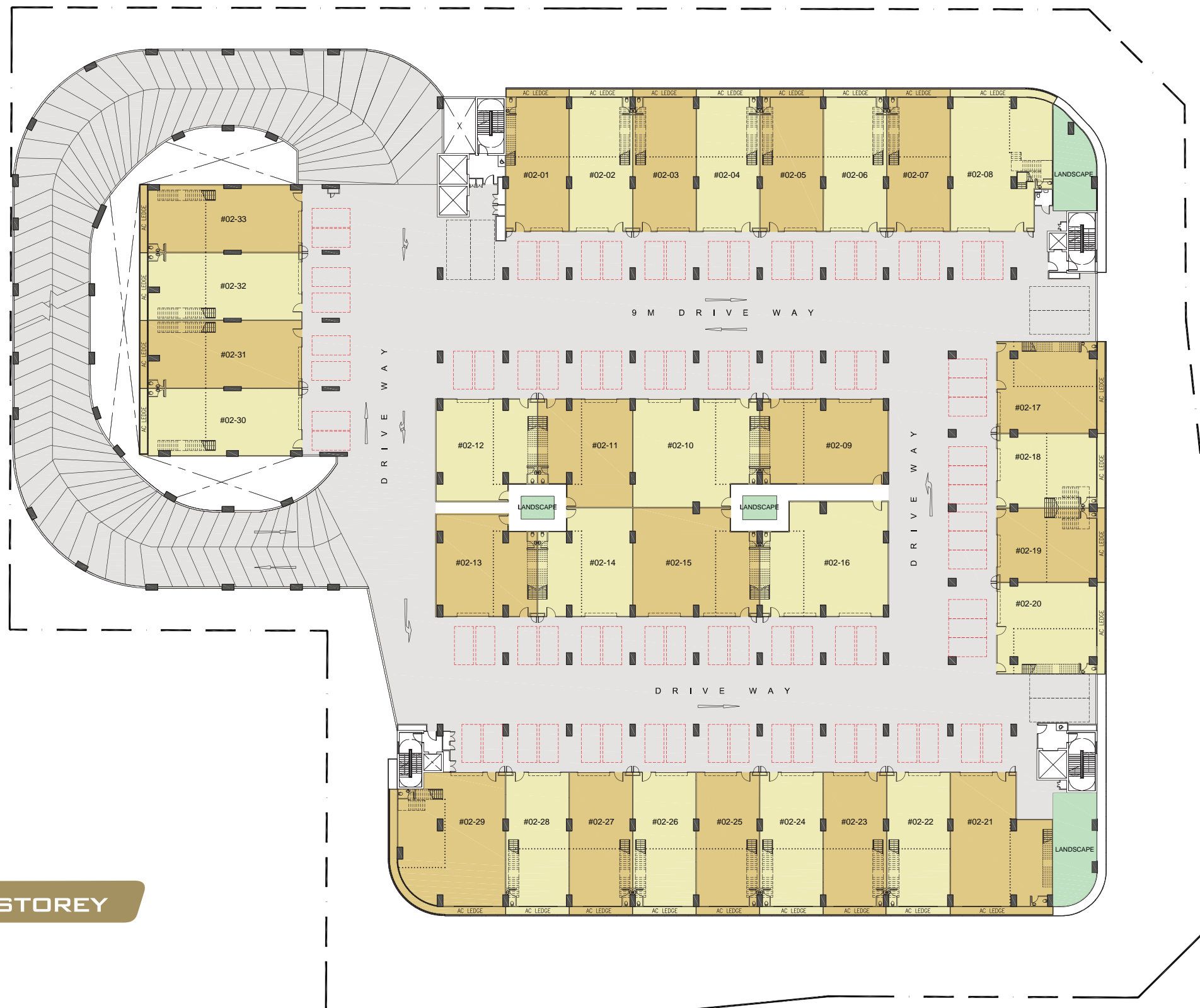
LOCATION MAP



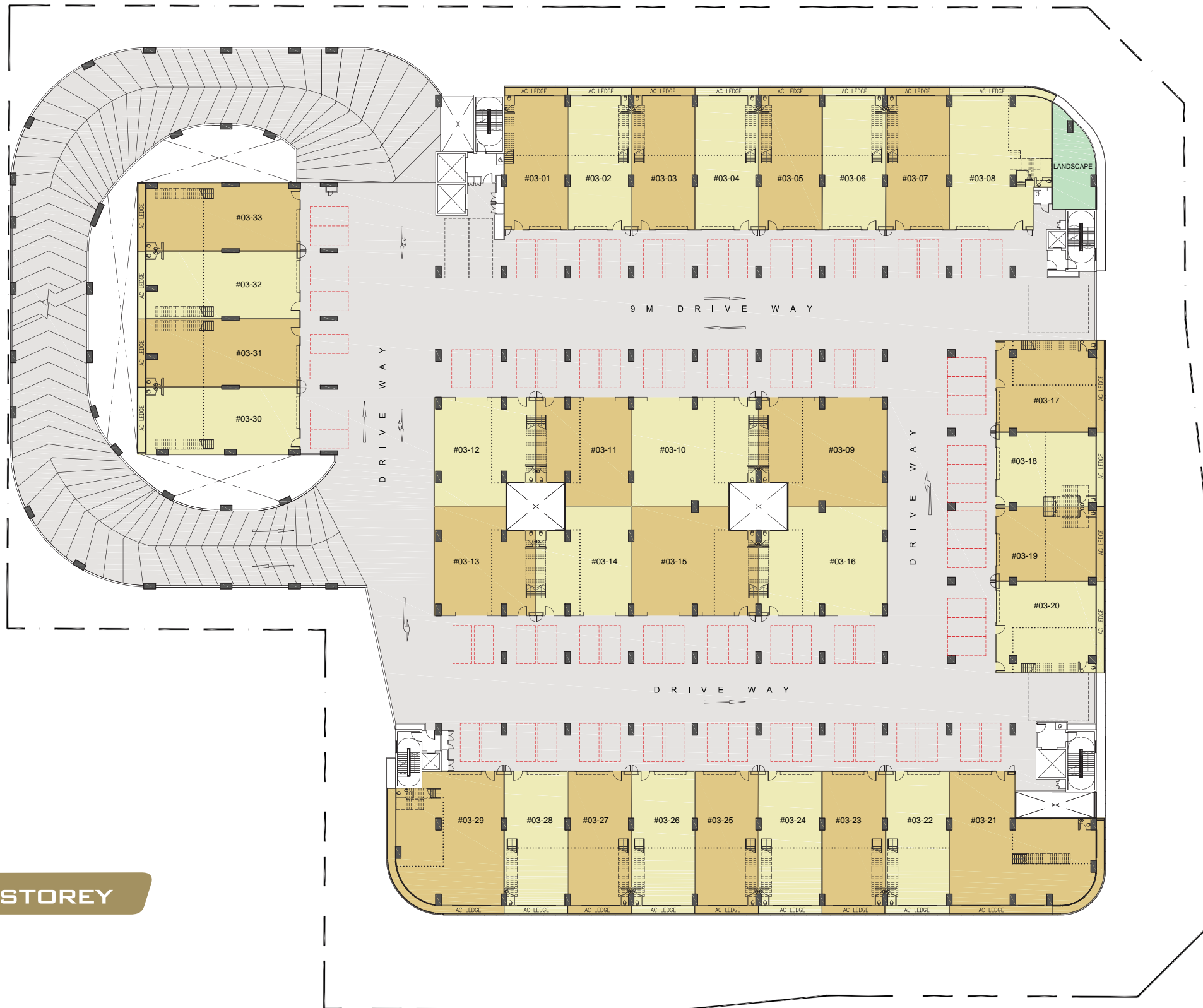
1ST STOREY



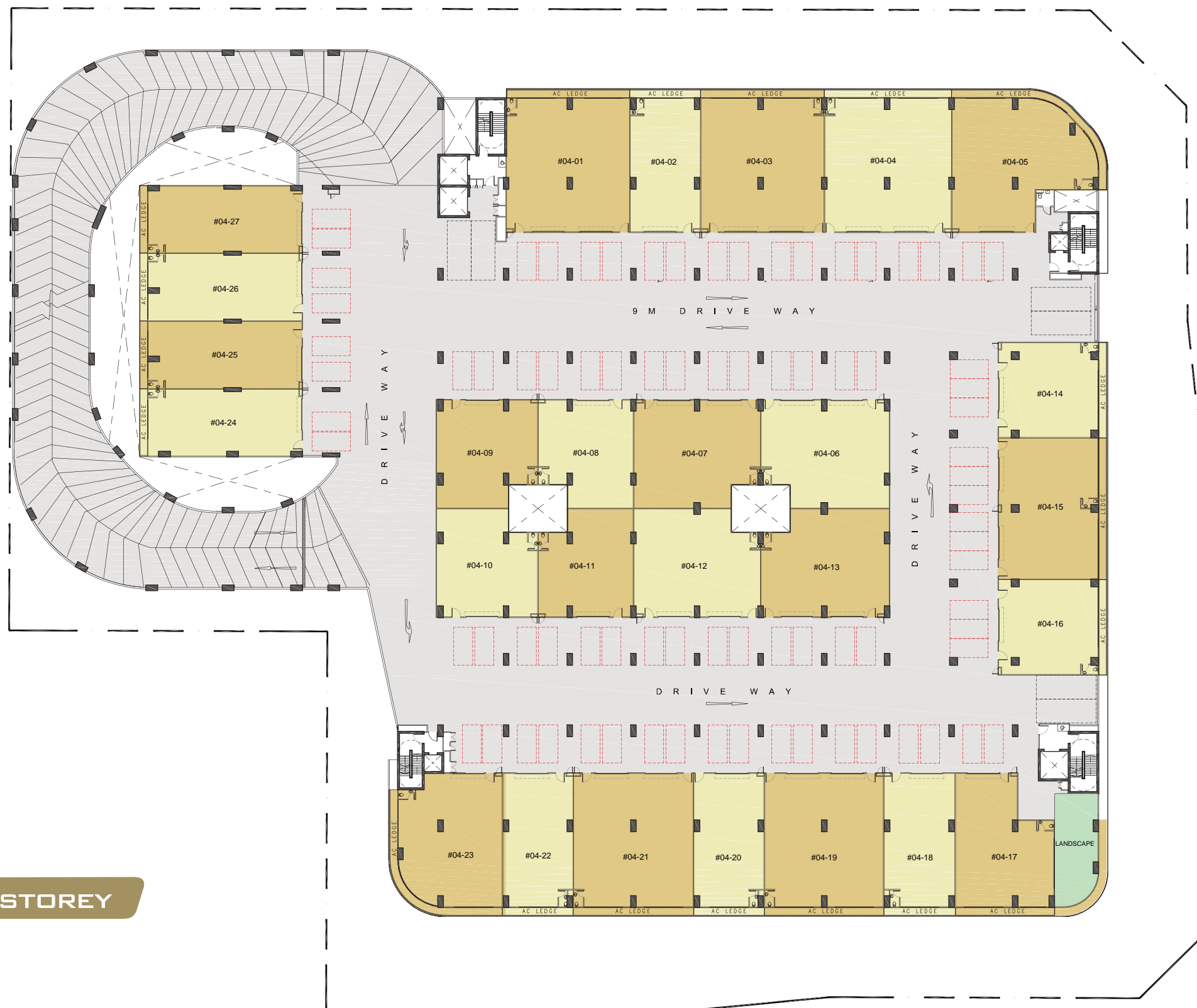
2ND STOREY



3RD STOREY



4TH STOREY



5TH STOREY

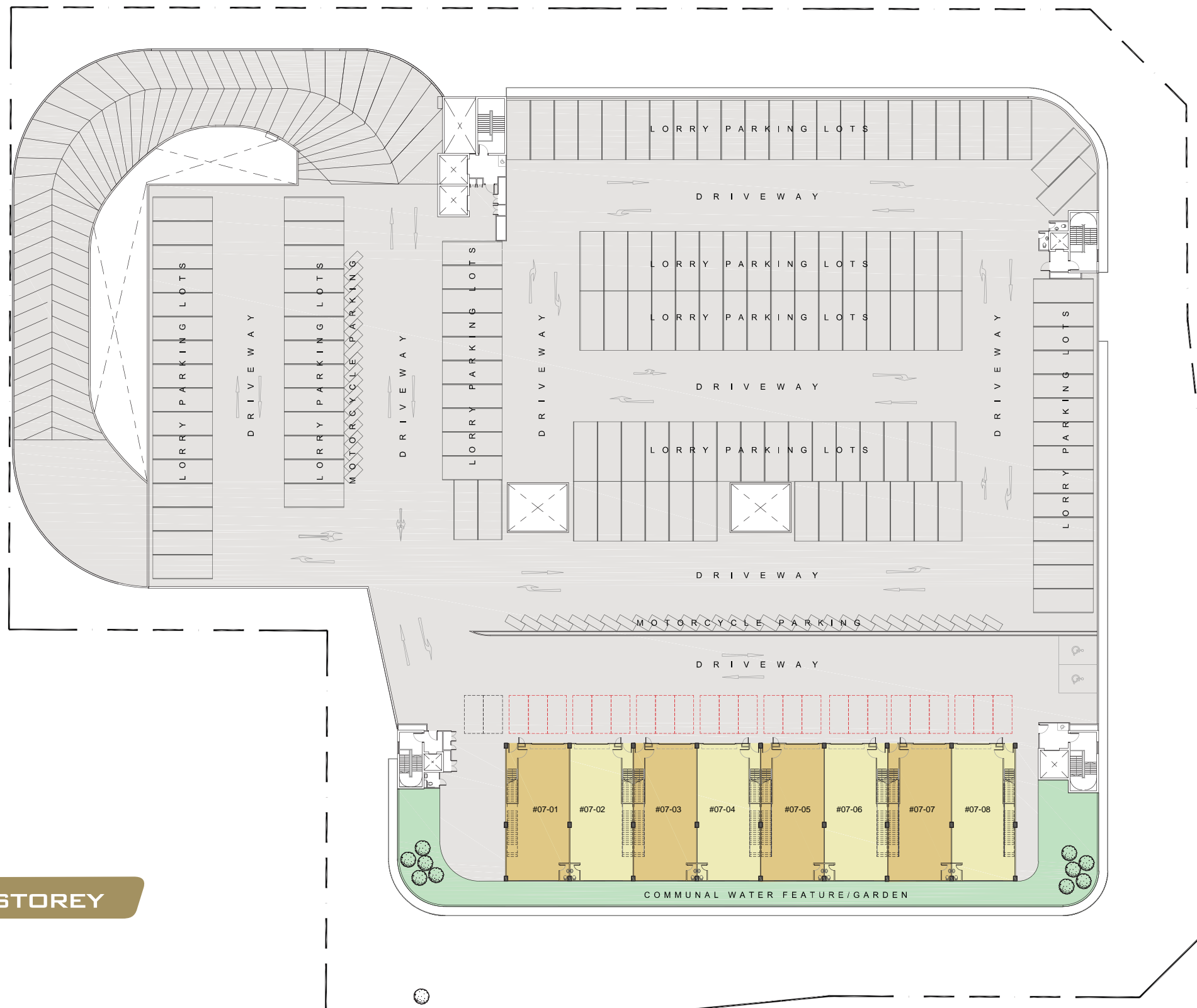


6TH STOREY

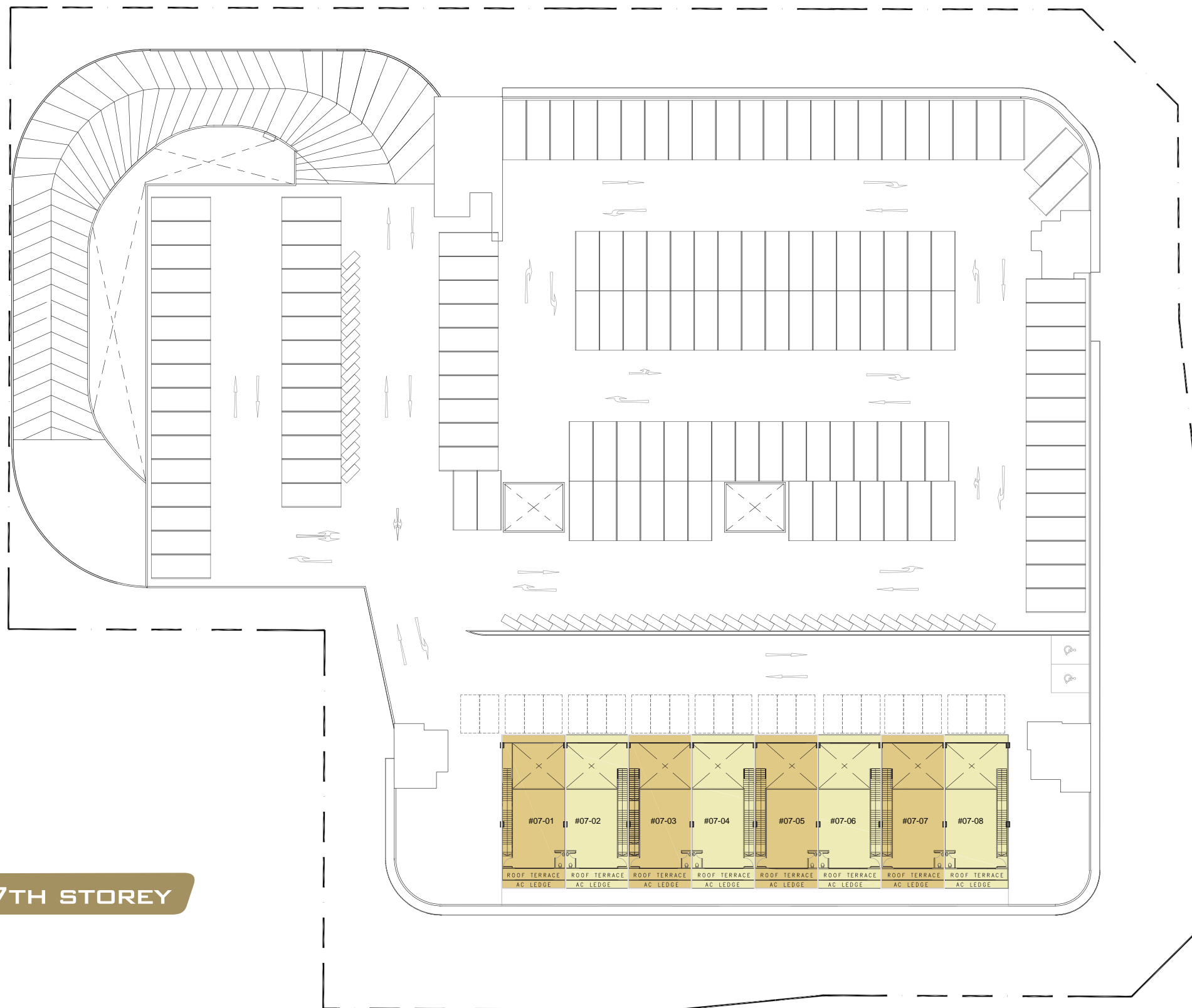




7TH STOREY



UPPER 7TH STOREY



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**
Reinforced concrete walls and / or lightweight block wall and / or clay brick wall and / or dry wall partition.
4. **ROOF**
Reinforced concrete roof to Structural Engineer's detail and / or design with appropriate waterproofing and insulation.

5. **FLOOR LOADING**

Area	Floor Loading
1st to 7th level Factory	12.5kN/m2
7th level upper floor	7.5kN/m2
1st to 3rd level Mezz floor	4kN/m2
1st level Staff Canteen	12.5kN/m2
Driveway / Ramp / HVP Parking / Loading & Unloading Area	12.5kN/m2
Lift lobby / Staircase / Corridor	4kN/m2
Toilet	2kN/m2

6. **FLOOR TO FLOOR HEIGHT**

1st to 3rd (with mezzanine floor / office)	approximately 7.5m
#01-40	5.3m to 6.3m
#01-41	4.5m to 5.3m
4th to 6th	approximately 6.5m
7th – Lower floor	approximately 6.5m
7th – Upper floor	approximately 4.0m

7. **CEILING**
Generally concrete ceiling soffit with emulsion paint finish except lift lobbies.
All toilets with skim coat and paint.
Lift lobbies with plaster board with emulsion paint.
8. **WINDOWS**
Powder-coated aluminum frame glass window system.
9. **DOORS**
Timber doors for all except 1st storey shop front units with glass doors.
Electrically operated metal roller shutter for 1st to 7th storey units except Unit 01-09 & 01-41.
PVC doors for toilets.
10. **LOCKS**
Good quality locksets and ironmongery.
11. **WALL FINISHES**
All with emulsion paint finish except toilets, bin centre and lift lobbies.
Toilets and Lift lobbies with homogeneous tiles.
Bin centre with full height ceramic tiles.
12. **FLOORING**
Power float finish to all factory units.
Generally cement and sand screed finish to all area except lift lobbies and toilets are in ceramic and / or homogeneous tiles finish.

13. **ELECTRICAL INSTALLATION**

Storey	Unit No.	Power Supply (A/Phase)
1st	#01-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 38, 39, 40 & 41	80A / 3 Phase
	#01-37	100A / 3 Phase
	#01-30 Staff Canteen	300A / 3 Phase
2nd	#02-01, 02, 03, 04, 05, 06, 07, 09, 11, 12, 13, 14, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32 & 33	80A / 3 Phase
	#02-08, 10, 15, 16, 21 & 29	100A / 3 Phase
3rd	#03-01, 02, 03, 04, 05, 06, 07, 11, 12, 13, 14, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32 & 33	80A / 3 Phase
	#03-08, 09, 10, 15, 16 & 29	100A / 3 Phase
	#03-21	125A / 3 Phase
4th	#04-02, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26 & 27	80A / 3 Phase
	#04-01, 03, 04, 05, 19 & 21	100A / 3 Phase
5th	#05-02, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 18, 20, 23, 24, 25 & 26	80A / 3 Phase
	#05-01, 03, 04, 05, 17, 19, 21 & 22	100A / 3 Phase
6th	#06-02, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 18, 20, 23, 24, 25 & 26	80A / 3 Phase
	#06-01, 03, 04, 17, 19, 21 & 22	100A / 3 Phase
7th	#07-01, 02, 03, 04, 05, 06, 07 & 08	80A / 3 Phase

14. **PLUMBING AND SANITARY**
Sanitary and plumbing system provided in compliance with statutory requirements.
15. **MECHANICAL VENTILATION**
Natural / mechanical ventilation in compliance with authority requirements for designated areas.
16. **LIFTS**
2 passenger lifts
3 service lifts
17. **FIRE PROTECTION SYSTEM**
Sprinkler and Fire Alarm Systems are provided in compliance with authority requirements.
Dry risers and hose reel system are provided in compliance with authority requirements.
18. **LIGHTNING PROTECTION**
Lightning protection system shall be provided in accordance with statutory requirements.
19. **TELECOMMUNICATION SERVICES**
Cable tray from MDF room to telephone risers and common corridors.

Disclaimer

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DEVELOPED BY

Incorporated Woodlands Pte Ltd

Tel : 6100 1260

Name of Project : E9 PREMIUM • Name of developer : INCORPORATED WOODLANDS PTE LTD (201319582R) • Address of development: LOT 06073W MK 13 AT 61 WOODLANDS INDUSTRIAL PARK E9 SINGAPORE 757047 • Tenure : 30 years leasehold commencing 28 October 2013 • Building Plan No. : A840-00482-2013-BP01 • Building Plan approved date : 22 APRIL 2014 • Expected date of TOP : 31 December 2017 • Expected date of legal completion : 31 Dec 2019

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