



17 TUAS AVENUE 10

Singapore 639141



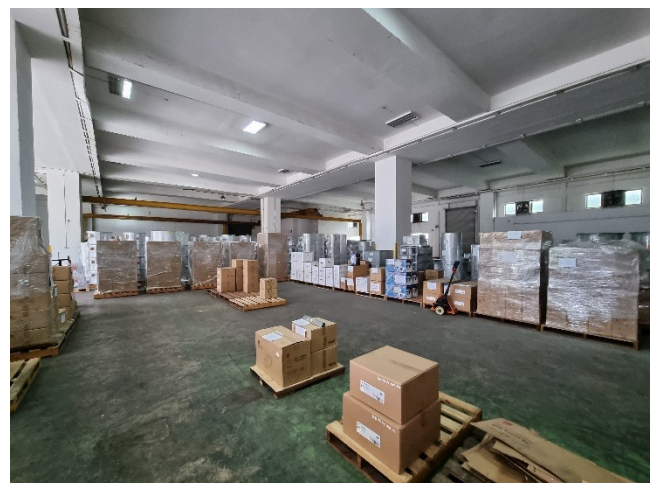
Property Brief

17 Tuas Avenue 10 is located off the Ayer Rajah expressway (AYE) leading into Tuas Industrial Estate. It is a stand-alone 7-storey building including 3 levels of double-volume warehouse and also a 3-storey annex warehouse block.

The site is well positioned in terms of accessibility to all parts of the western region of Singapore. The nearest MRT Tuas West Road (EW32) is only 3 minutes drive away. The nearest Jurong East Town Centre with major amenities is 15 minutes drive away and it is also only 12km to the new Tuas Mega Port. A perfect location for manufacturing and logistics companies.

The property is well-designed to cater to production and warehousing usage for general industrial purposes. There is sufficient provision on the front part of the property for office usage as well as research and development (R&B) purposes.

Nearby canteens and coffeeshops provide the necessary amenities for staff





Source: Streetdirectory.com

Building Description

2 Blocks of Production/ Office JTC detached Factory:

- Blk 1: 7-Storey Ancillary Office with 4-Storey of Production/ Warehouse
- Blk 2: 3-Storey ancillary office with 2-Storey of Production/ Warehouse

Plot Ratio (PR)

Current PR 1.80
Max PR 2.00 (Max GFA- 179,306 sqft)

Town Planning

Business 2

Nearest MRT Station

Tuas West Road MRT (EW32) – 985m

Tenure

Leasehold 17+29 years from 1 October 2009
(Apprx. 34 years remaining)

No. of Lifts

- 1 x Passenger lift (900 kg)
- 1 x Cargo lift (4500kg) – 2.7m(w) x 6m(l) x 2.7m(h)

Site Area

Appx. 8,329 sqm / 89,654 sqft

Property Tax

\$189,300/ annum

Land Rent (JTC)

\$12,785 + GST / month

Gross Floor Area (GFA)

Appx. 15,020 sqm/ 161,678 sqft

	Floor Loading	Floor to Floor Height
Blk 1: Office (7 Floors)	4 KN/sqm on Every Floor	3.5m Every Floor (6m for Level 7)
Blk 1: Production	Level 1: 20 KN/sqm Level 2 to 4: 15 KN/sqm	7.0m Every Floor (6m for Level 4)
Blk 2: Production	Level 1: 10 KN/sqm Level 2 : 10 KN/sqm	Level 1: 6m Level 2: 4m

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