



# Tuas Factory with Dormitory

7 & 9 Tuas South St 6

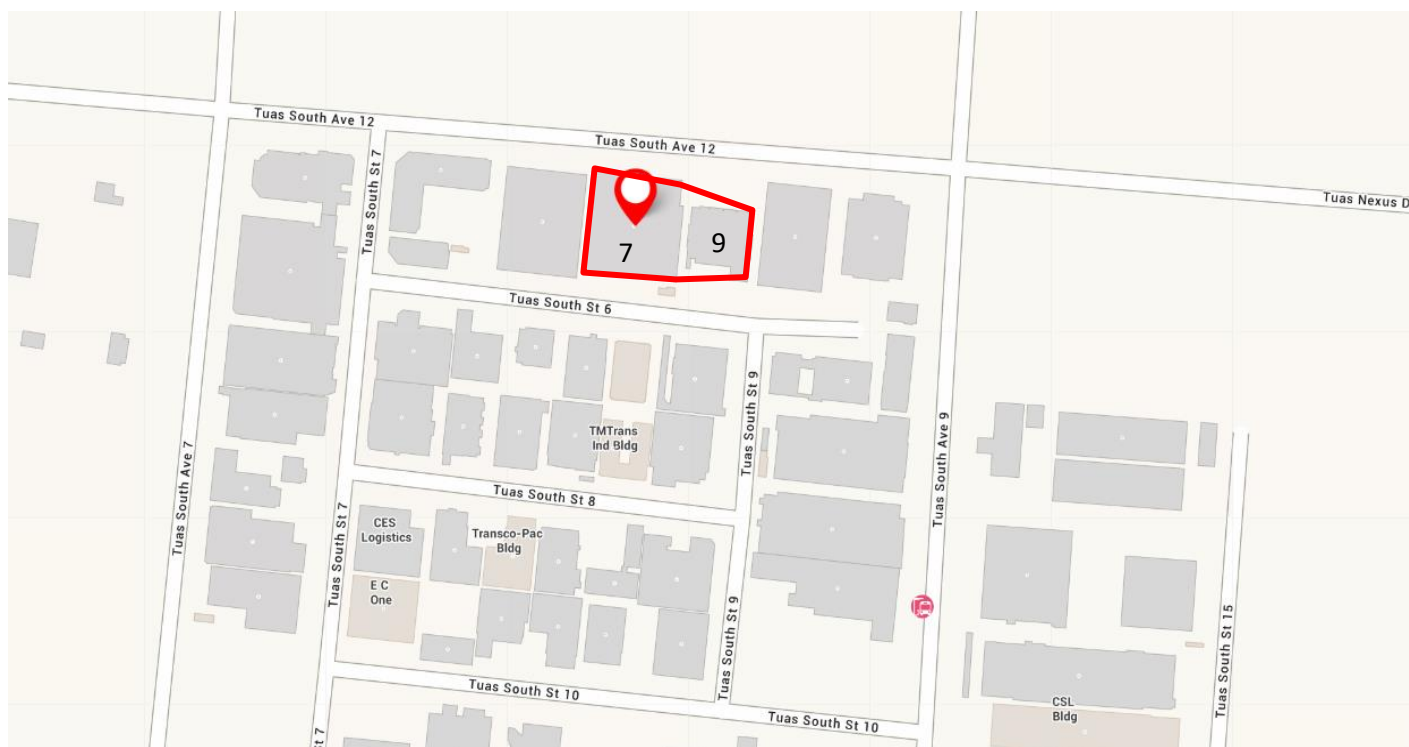
SINGAPORE, 636906



## Property Brief

7 & 9 Tuas South Street 6 is a 22 years leasehold (balance approx 15 years) B2 Industrial property. The adjacent plots are TOP-ed in 2016 and have a large total gross floor area of approximately 170,000 sqft. Located in Tuas Island, it is very near to the upcoming Tuas Mega Port.

The property is a 3-Storey Full Ramp Up building which can serve 40 footers. With an ancillary office and on-site dormitory, the property provides for comprehensive needs for many businesses. The buildings also have a floor to floor height of at least 11m with floor loading from 15kN/m<sup>2</sup> for the upper floors. With its versatility, the property is suitable for many industries like Construction, Warehousing and Heavy engineering



Source: OneMap

**Building Description:**

Full Ramp-Up 3-Storey B2 Factory / Warehouse with Dormitory on Adjacent plots of 7 & 9 Tuas South St 6

**Building Features:**

- Land Area
  - Plot 32: 93,993.4 Sqft
  - Plot 45: 75,218.83 Sqft

**Tenure**

Leasehold 22 years till 2035 (est. 15 Years Left)

**Classification**

Business 2

**Provisions**

- Power Supply: 2,000 + 1,000 kVA
- 10 Tons Overhead Crane
- Suitable for Construction, Warehousing and Heavy engineering

**Nearest Transport**

- Tuas West Road MRT (EW32)
- Bus Stop – OPP SLS (25781)
  - Bus: 248

**Remarks**

- Available for long term rent!
- Individual Plot available!



<b>BUILDING SPECIFICATIONS</b>				
	<b>7 Tuas South Street 6</b>		<b>9 Tuas South Street 6</b>	
Land Area	93,993.40 Sqft		75,218.83 Sqft	
Plot Ratio	1.0		1.0	
GFA	93,331.84 Sqft (approx.)		75,070.00 Sqft (approx.)	
GFA (Breakdown)	<u>93,332 Sqft</u>		<u>75,071 Sqft</u>	
1 <sup>st</sup> Storey	49,585 Sqft		25,169 Sqft	
2 <sup>nd</sup> Storey	30,193 Sqft		25,259 Sqft	
3 <sup>rd</sup> Storey	13,292 Sqft		24,643 Sqft	
Roof	262 Sqft		-	
Lease period	22 Years 6 Months		21 years 3 Months	
Lease Commence/End	2 May 2013 / 1 Nov 2035		25 Jul 2014 / 24 Oct 2035	
TOP Obtained	12 Aug 2016		22 Jun 2016	
Project Details	3 Storey RAMP UP Detached with Ancillary Office, 42 Ancillary Workers Dormitory		2 Storey With Rooftop Warehouse	
<u>Specifications</u>	<u>Floor to Floor</u>	<u>Floor Loading</u>	<u>Floor to Floor</u>	<u>Floor Loading</u>
1 <sup>st</sup> Storey	11M	20kN/m <sup>2</sup>	13M	25kN/m <sup>2</sup>
2 <sup>nd</sup> Storey	10.7M	15kN/m <sup>2</sup>	13M	20kN/m <sup>2</sup>
3 <sup>rd</sup> Storey	12M	15kN/m <sup>2</sup>	Open to Sky	18kN/m <sup>2</sup>

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