



THE KENDALL

The Kendall is specially designed for chemicals, life sciences and IT companies. Units come in bare shell condition and are equipped with dedicated exhaust duct space. Chilled water and floor traps are provided in each unit.

50 Science Park Road, The Kendall
Singapore Science Park 2
Singapore 117406





ACCESSIBILITY

- Within 5 to 10 minutes' drive from National University of Singapore (NUS)
- 15 minutes' drive from Central Business District, Clementi and Buona Vista MRT stations
- Bus no. 183 to Jurong East Interchange located conveniently in front of The Galen
- 5 minutes' walk to bus stop with bus nos. 10, 30, 51, 143, 188 & 200

Shuttle Bus Services

- Conveniently located in front of The Galen
 - To Singapore Science Park 1 & 2, NUS and Kent Ridge MRT station (\$0.40 per trip)
 - To Haw Par Villa MRT station (\$0.40 per trip)

BUILDING SPECIFICATIONS

Type of Building

- 6-storey research building with basement carpark
- BCA Green Mark Certified
- Green features: Intelligent BMS lighting control, toilets with water saving fittings, recycling corner and high efficiency multi-tiered chiller plant

Type of Premises

- Research unit: Bare unit ideal for any R&D activities from wet laboratory to software development and IT set-ups

Floor Area

- Total NLA: Approx: 16,870 sqm

Floor Loading

- 1st storey: 7.5 - 10.0 kN/sqm
- 2nd - 6th storey: 7.5 kN/sqm

Ceiling Height

- Floor to slab soffit: 4.6 m

Column Grid

- Approx. 13.6 m x 13.6 m

Lifts

- Passenger lifts: 3 x 1,115 kg (17 persons)
- Service lift: 1 x 2,450 kg (36 persons)
 - Dimension: 2.1 m (W) x 2.4 m (D) x 2.5 m (H)
 - Lift car door size: 1.7 m (W) x 2.4 m (H)
- Cargo lift: 1 x 2,500 kg
 - Dimension: 2.0 m (W) x 2.5 m (D) x 2.5 m (H)
 - Lift car door size: 2.0 m (W) x 2.4 m (H)

Loading Bay Facilities

- 3 loading/unloading bays

Parking Lots

- Car: Approx. 155
- Parking allocation: 1 lot per 100 sqm leased

Air-Conditioning System

- Central chilled water tap-off points available at \$0.5775 per RHT

Power Supply Allocation

- Approx. 201 watts or 0.28 amps per sqm of lettable area (3-Phase)

Provisions

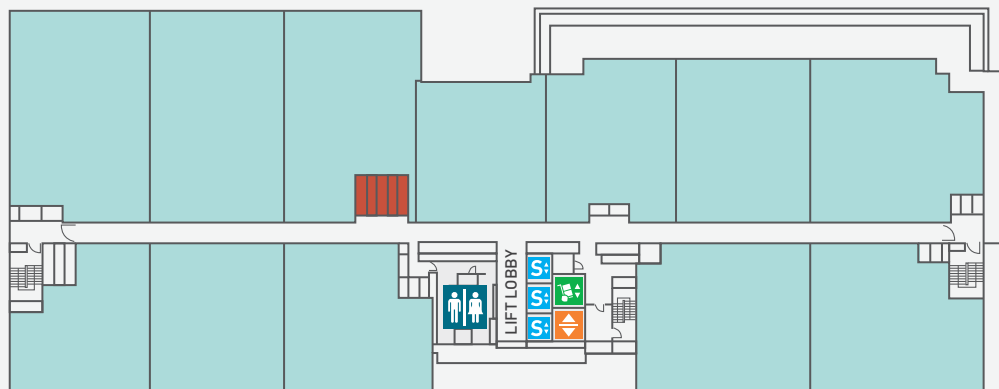
- Telecommunication facilities: Tap-off points available at TAS riser ducts
- MATV connection: Tap-off points available from data riser duct, enabling TV broadcast reception
- Automatic fire alarm system and sprinkler system
- Basic CCTV system installed at entrance and exit points of basement car park, 1st storey lift lobby, loading/unloading bays and service lift

Amenities

- Food court

TYPICAL FLOOR PLAN

- Leasable Area
- Riser
- Passenger
- Lift Cargo Lift
- Service Lift
- Toilet



Leasing Enquiries [✉ sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com) [☎ 6508 8686](tel:65088686) [☎ 9757 7000](tel:97577000) (message-only service available on weekdays from 8.30am to 6pm)

Disclaimer

The Developer makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and neither the Developer nor their appointed Marketing Agents can be held for any inaccuracies, changes, losses or damages arising therefrom.