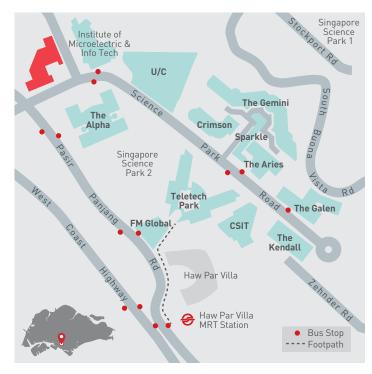


# THE CAPRICORN

The Capricorn is located at the entrance of Singapore Science Park 2 and within walking distance to Haw Par Villa MRT station. Customers can find bare shell and fitted units with false ceiling, central air-conditioning with/without raised flooring for office and R&D activities from chemicals, life sciences to software development and IT companies. Units are equipped with dedicated exhaust duct space, chilled water and floor trap provisions.

1 Science Park Road, The Capricorn Singapore Science Park 2 Singapore 117528





#### **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 near The Capricorn
- 5 minutes' walk to bus stop with bus nos. 10, 30, 51, 143, 188 & 200

#### Shuttle Bus Services

- Conveniently located near The Capricorn
  - 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

• 5-storey building with basement carpark

#### Type of Premises

- · Research unit:
  - Bare unit ideal for any R&D activities such as wet laboratory

Fitted unit with false ceiling, central air-conditioning, and lighting ideal for software development and IT set-ups

#### Floor Area

• Total NLA: Approx. 20,531 sqm

#### **Unit Sizes**

- Research unit:
  - From approx. 70 sqm up to 2,000 sqm per floor
- IT unit:

From approx. 130 sqm up to 2,300 sqm per floor

### Floor Loading

- 1st storey: 10.0 kN/sqm
- 2nd 5th storey: 7.5 kN/sqm

# Ceiling Height

- Floor to slab soffit
  - 1st storey: 4.6 m
  - 2nd 5th storey: 4.1 m
- Floor to false ceiling for IT unit: 2.7 m

# Column Grid

• Approx. 13.2 m x 13.2 m

#### Lifts

- Passenger lifts: 4 x 1,290 kg (18 persons)
- Service lifts: 2 x 2,500 kg
  - Dimension: 2.3 m (W) x 3.2 m (D) x 2.7 m (H)
  - Lift car door size: 2.0 m (W) x 2.3 m (H)

# Loading Bay Facilities

- East wing: 2 loading/unloading bays
- West wing: 2 loading/unloading bays

#### Parking Lots

- Car: Approx. 258
- Parking lot allocation: 1 lot per 100 sqm leased

## Air-conditioning System

- IT units: Mon to Fri (8am 8pm) except Public Holidays
- Central chilled water tap-offs for research units at \$0.55 per RTH

# Power Supply Allocation

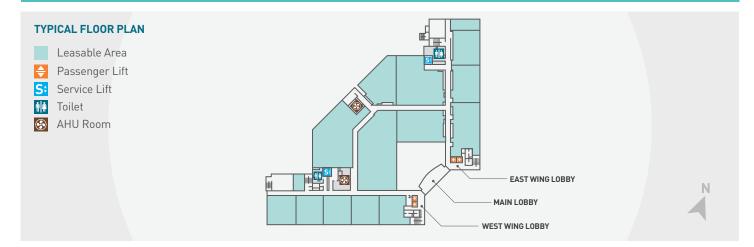
• Approx. 233 watts or 0.31 amps per sqm of lettable area (3-Phase)

## **Provisions**

- Water supply tap-off points available at water riser
- Telecommunication facilities: Tap-off points available within TAS riser ducts

# **Amenities**

Cafeteria







Leasing Enquiries 🔀 sg.marketing@capitaland.com 🖀 6508 8686 🔕 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)