

SPACE 18





INNOVATIVE
SPACES.
BOUNDLESS
OPPORTUNITIES.

FREEHOLD B1 CLEAN INDUSTRIAL BUILDING

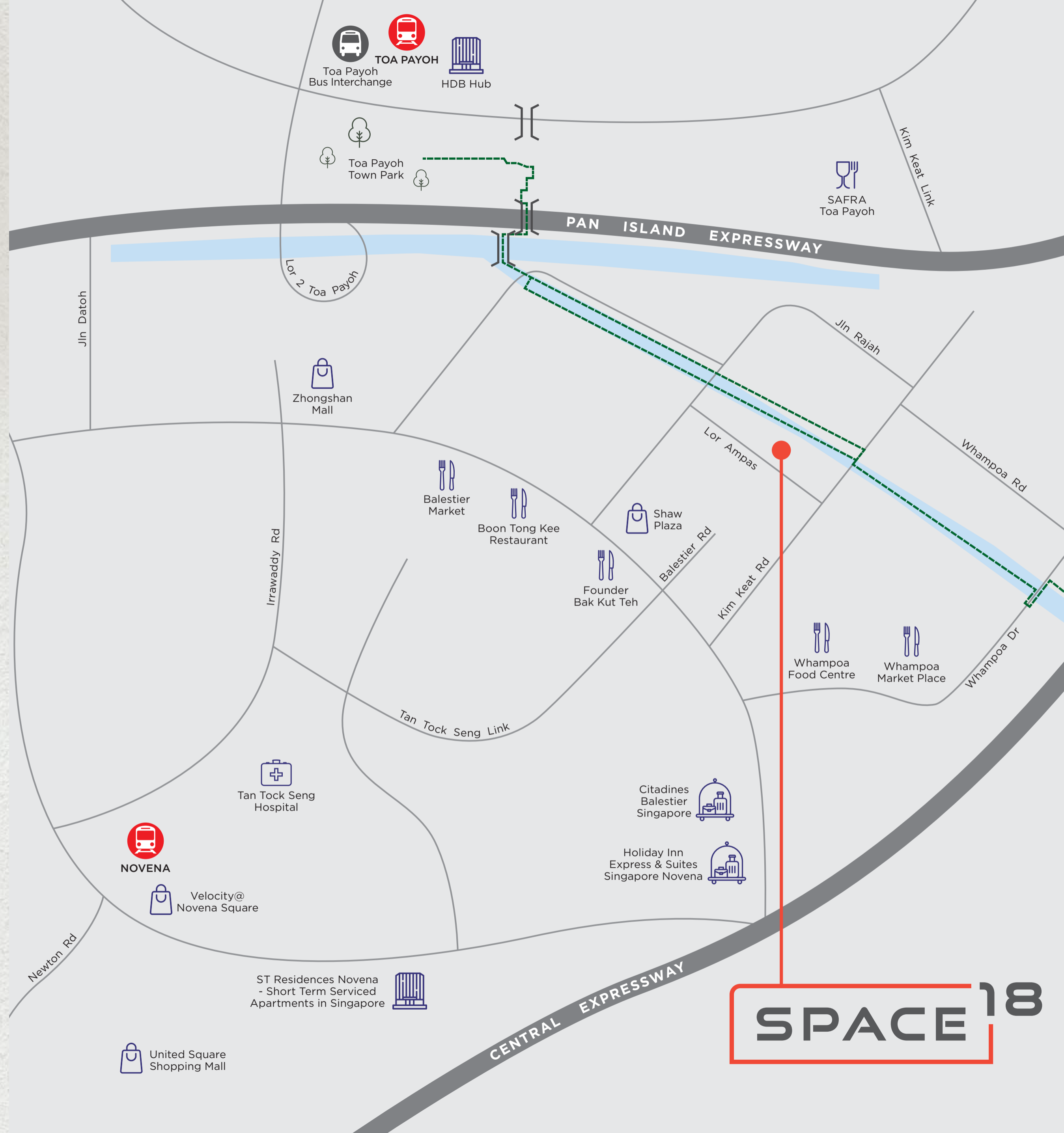


SPACE 18

SPACE 18 is a modern, high-specs and premium Freehold B1 Clean Industrial Building with one inclusive block of a 6-storey industrial factory comprising 46 strata units and 1 canteen on the first floor. It is located in District 12, Balestier and Whampoa area, and at the central fringe of the Central Region of Singapore. It offers the convenience and ease of island-wide connectivity via CTE, PIE, KPE, AYE, etc. Set in a strategic location, it is a great property asset that is suitable for either investment or own use.

**Freehold | Strategically located at Balestier and Whampoa area |
Island-wide connectivity | Close proximity to malls and eateries |
Sheltered carpark space | High-ceiling height | District 12**

AN IDEAL LOCATION FOR TODAY'S INDUSTRIES



TRANSPORT

Toa Payoh MRT	8-min drive / 12-min cycle
Toa Payoh Bus Interchange	8-min drive / 12-min cycle
Novena MRT	6-min drive / 8-min cycle
CTE	3-min drive
PIE	5-min drive
KPE	7-min drive
AYE / ECP	10-min drive

RETAIL & DINING

Founder Bak Kut Teh	2-min drive / 9-min walk / 3-min cycle
Whampoa Food Centre	2-min drive / 8-min walk / 3-min cycle
Whampoa Makan Place	3-min drive / 12-min walk / 3-min cycle
Boon Tong Kee Restaurant	3-min drive / 10-min walk / 3-min cycle
Balestier Market	3-min drive / 9-min walk / 4-min cycle
Shaw Plaza	3-min drive / 7-min walk / 5-min cycle
Zhongshan Mall	5-min drive / 13-min walk / 5-min cycle
Velocity @ Novena Square	6-min drive / 8-min cycle
Safra Toa Payoh	8-min drive / 13-min cycle
United Square Shopping Mall	8-min drive / 11-min cycle
Orchard Road	8-min drive
Jewel Changi Airport	15-min drive

HOTELS

Holiday Inn Express & Suites Singapore Novena	3-min drive / 4-min cycle
Citadines Balestier Singapore	4-min drive / 4-min cycle
ST Residences Novena	5-min drive / 6-min cycle

HOSPITAL

Tan Tock Seng Hospital	6-min drive
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BUSINESS

Central Business District	10-min drive
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SPACE 18



COMMUNITY AMENITIES



RETAIL & DINING



HEALTHCARE SERVICES



NATURE PARKS



SPORTS FACILITIES



PARK CONNECTORS

REWRITING THE NEXT CHAPTER

TOA PAYOH COMMUNITY HUB

The Toa Payoh Town Centre will be rejuvenated with an integrated sports centre and community hub to provide one-stop convenience in the heart of Toa Payoh.

INTER- AND INTRA-TOWN CONNECTIVITY

New park connectors, an upgraded underpass below CTE, and a new cycling bridge across Braddell Road and PIE will enhance the connectivity from Bishan, Toa Payoh, and other towns along the Kallang River to the city centre.



WHY SPACE 8

Rare freehold
B1 Clean Industrial
property

Convenient location in
District 12, the fringe
of Central Region of
Singapore, and near to
Novena and Orchard
Business District

Strategically located in
the central area and
easily accessible
island-wide via CTE,
PIE, KPE and AYE/ECP

Close proximity to multiple
varieties of famous eateries and
retail amenities in the Balestier
and Whampoa vicinities, and to
other commercial facilities like
banking, hotel, etc

Modern and premium
design with
full-height glass wall
façade, and bright
with natural light

Modern and
spacious lift lobby
to enhance
corporate image

High ceiling with
floor-to-floor height
of 6.3m from the 2nd
to 6th floor, and
7.0m for the 1st floor

Exclusive high-specs
industrial development
with only 46 industrial
units and 1 canteen on
the 1st floor

A high volume of internal
space allows for the
maximisation of your
operational needs

Uniquely designed
layouts that
maximises flexibility in
workflow of your
business set-up

Flexible to merge
multi-units for a
bigger space

Each unit includes
attached toilet
facilities

Near Toa Payoh's
new Integrated Hub
and Sports Centre
with Park Connector
at the door step

Excellent investment
opportunity without
Additional Buyer's Stamp Duty
(ABSD), foreigners are eligible



SUCCESS IN EVERY STOREY



HIGH CEILING & HIGH VOLUME



SPACIOUS LIFT LOBBY



ATTACHED TOILET FACILITIES



EXCLUSIVE CANTEEN

WHAMPOA RIVER

WHAMPOA PCN
CONNECTOR TO PCN

LORONG AMPAS (CAT 5)

QUALITY SPACES
CURATED FOR
CLEAN INDUSTRIES



R&D & TESTING LABORATORIES

DATA ANALYSIS & SECURITY



COMMUNICATION & MEDIA TECHNOLOGY



E-COMMERCE

IT TECH SERVICES



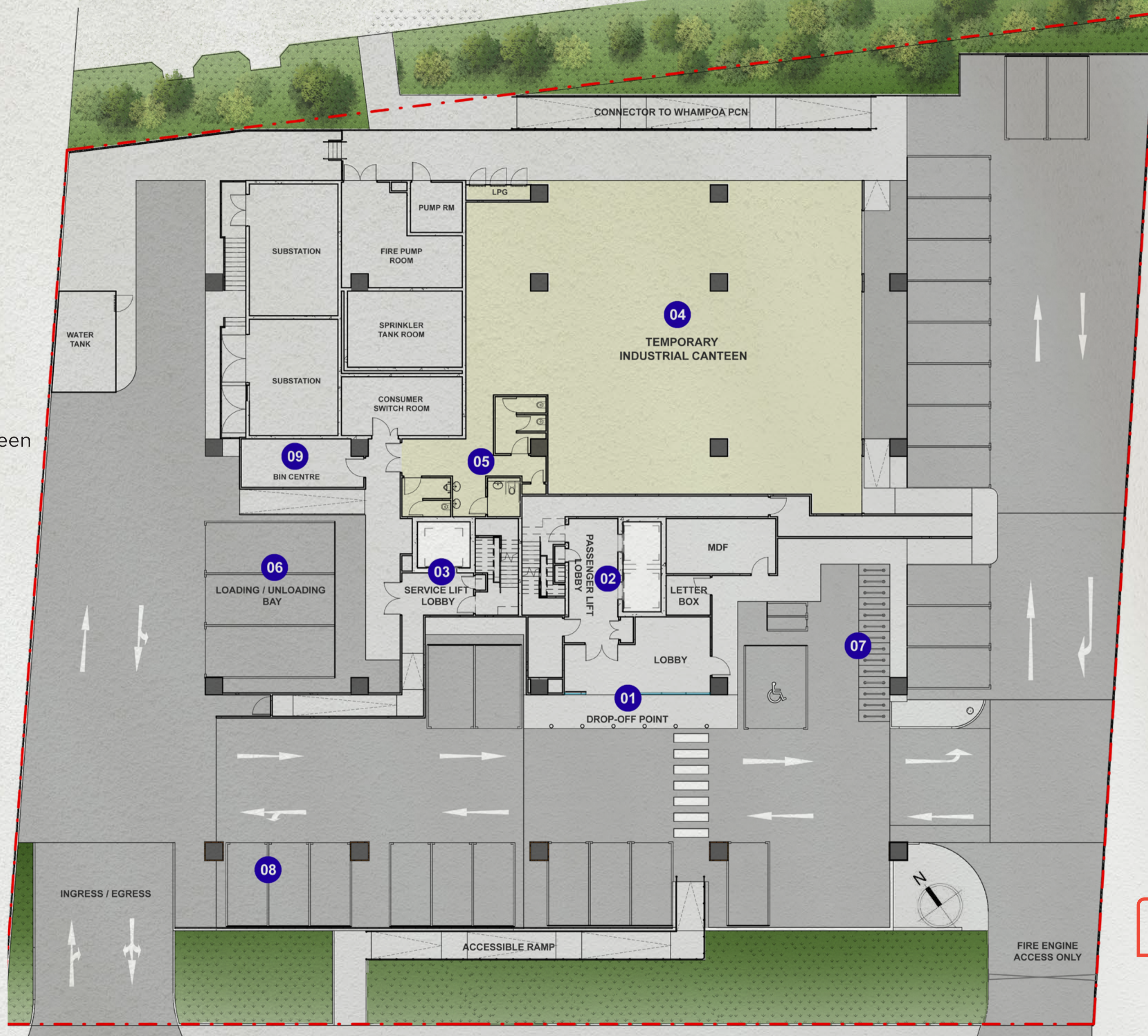
ID DESIGN



SITE MAP

1st STOREY PLAN

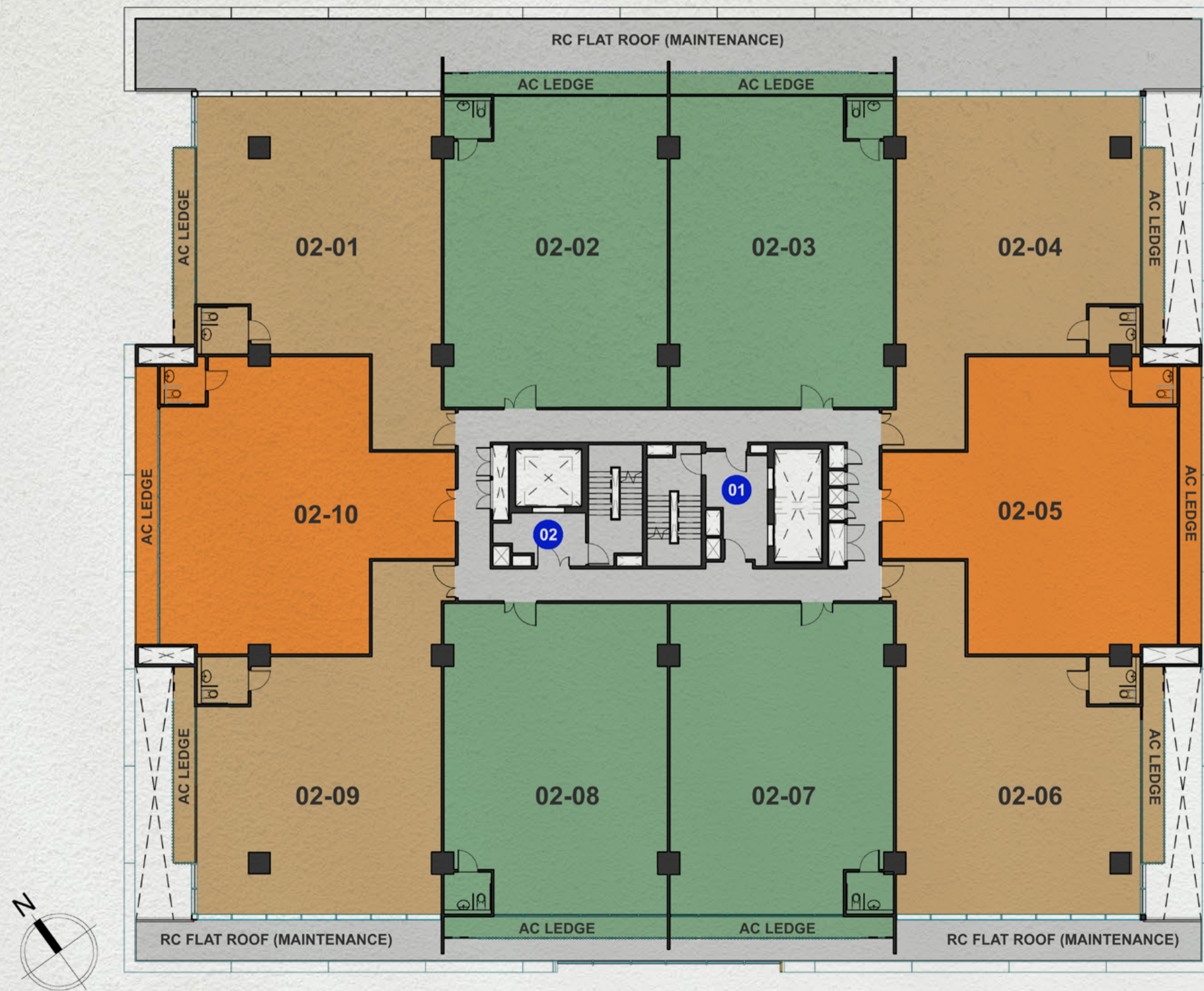
- 1 Drop-off Point
- 2 Passenger Lift Lobby
- 3 Service Lift Lobby
- 4 Temporary Industrial Canteen
- 5 Toilets
- 6 Loading / Unloading Bay
- 7 Bicycle Parking Area
- 8 EV Charging Lots
- 9 Bin Centre



FLOOR PLAN

2nd STOREY PLAN

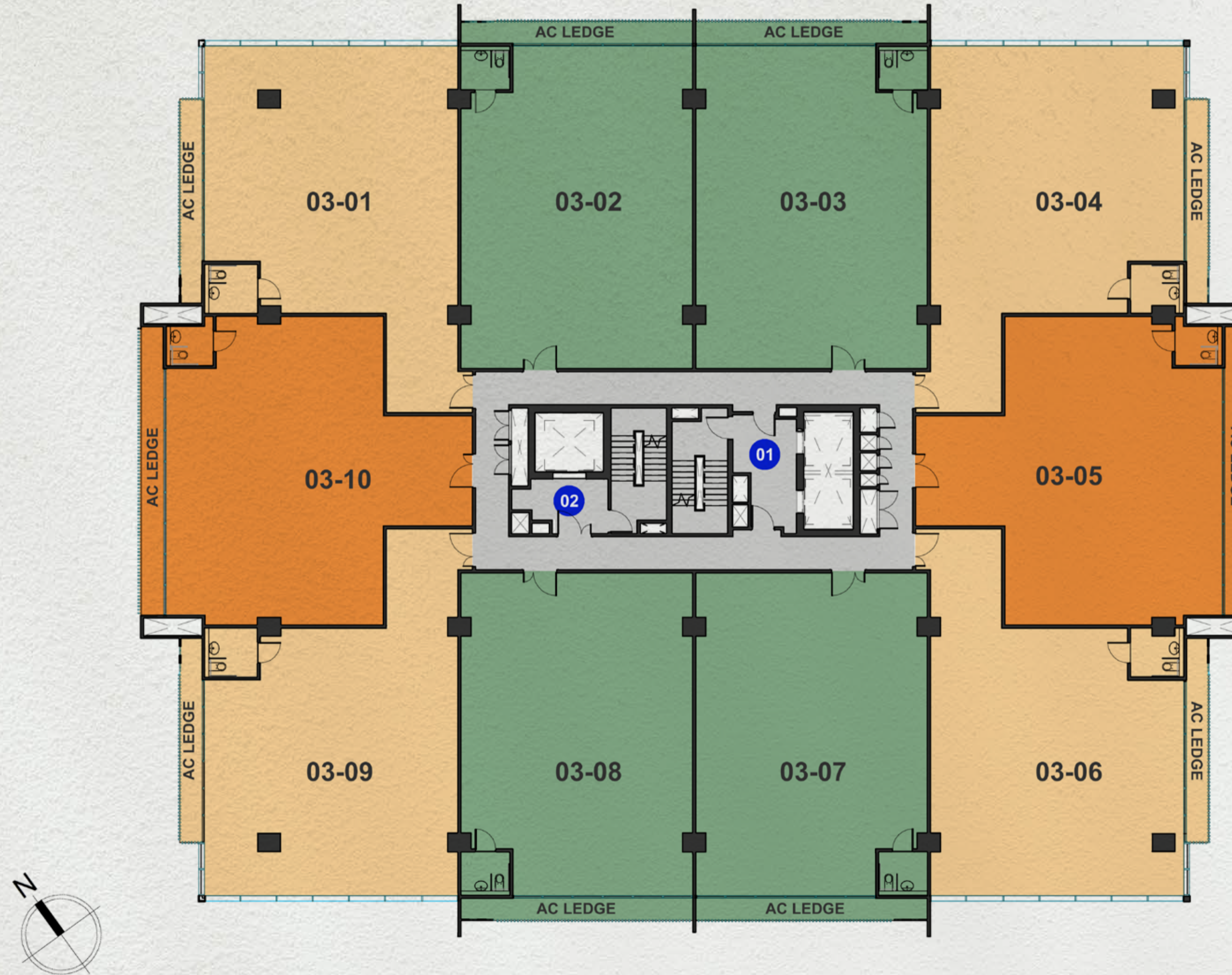
- 1 Passenger Lift Lobby
- 2 Service Lift Lobby



FLOOR PLAN

3rd STOREY PLAN

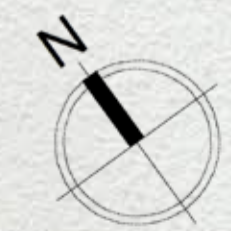
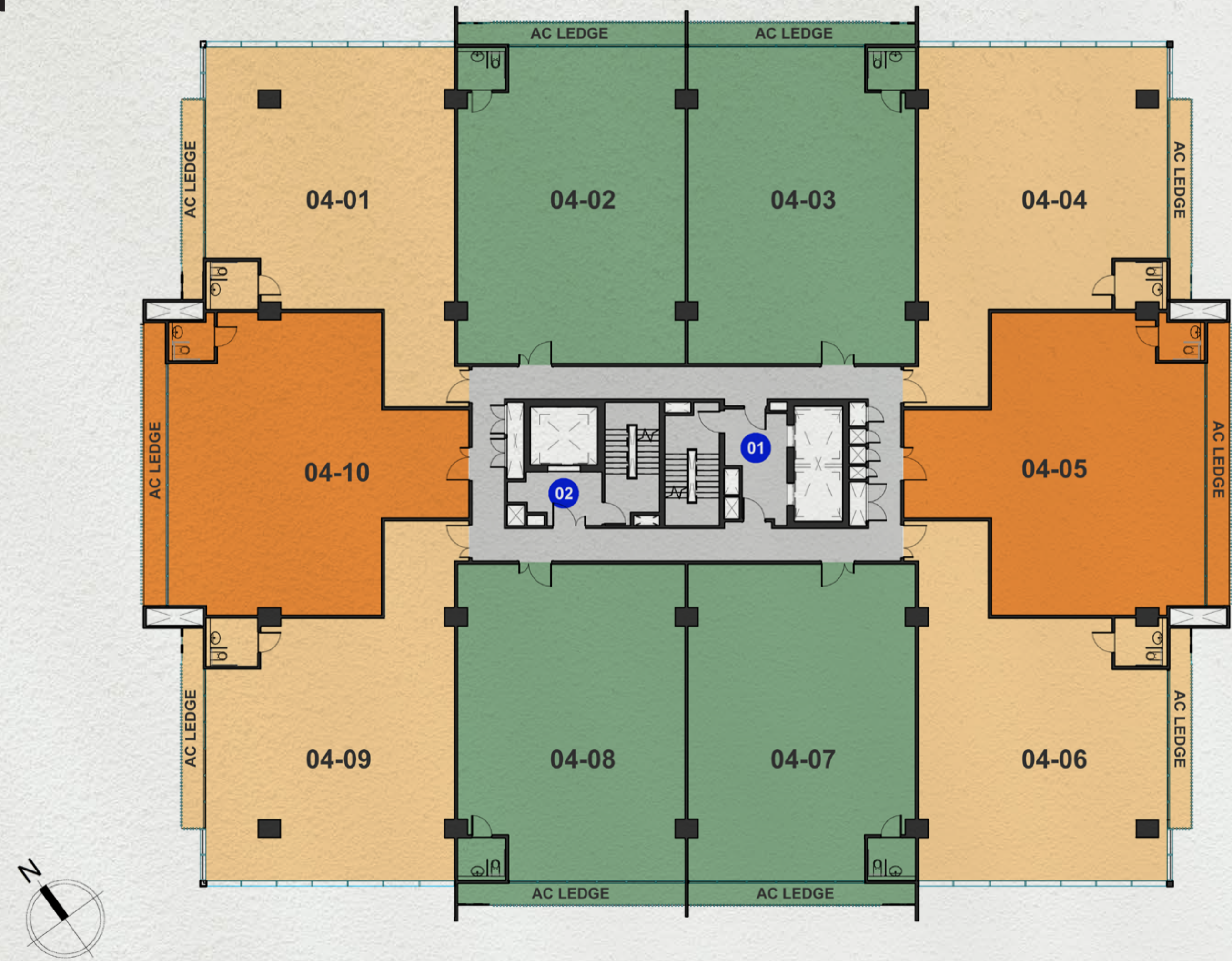
- 1 Passenger Lift Lobby
- 2 Service Lift Lobby



FLOOR PLAN

4th STOREY PLAN

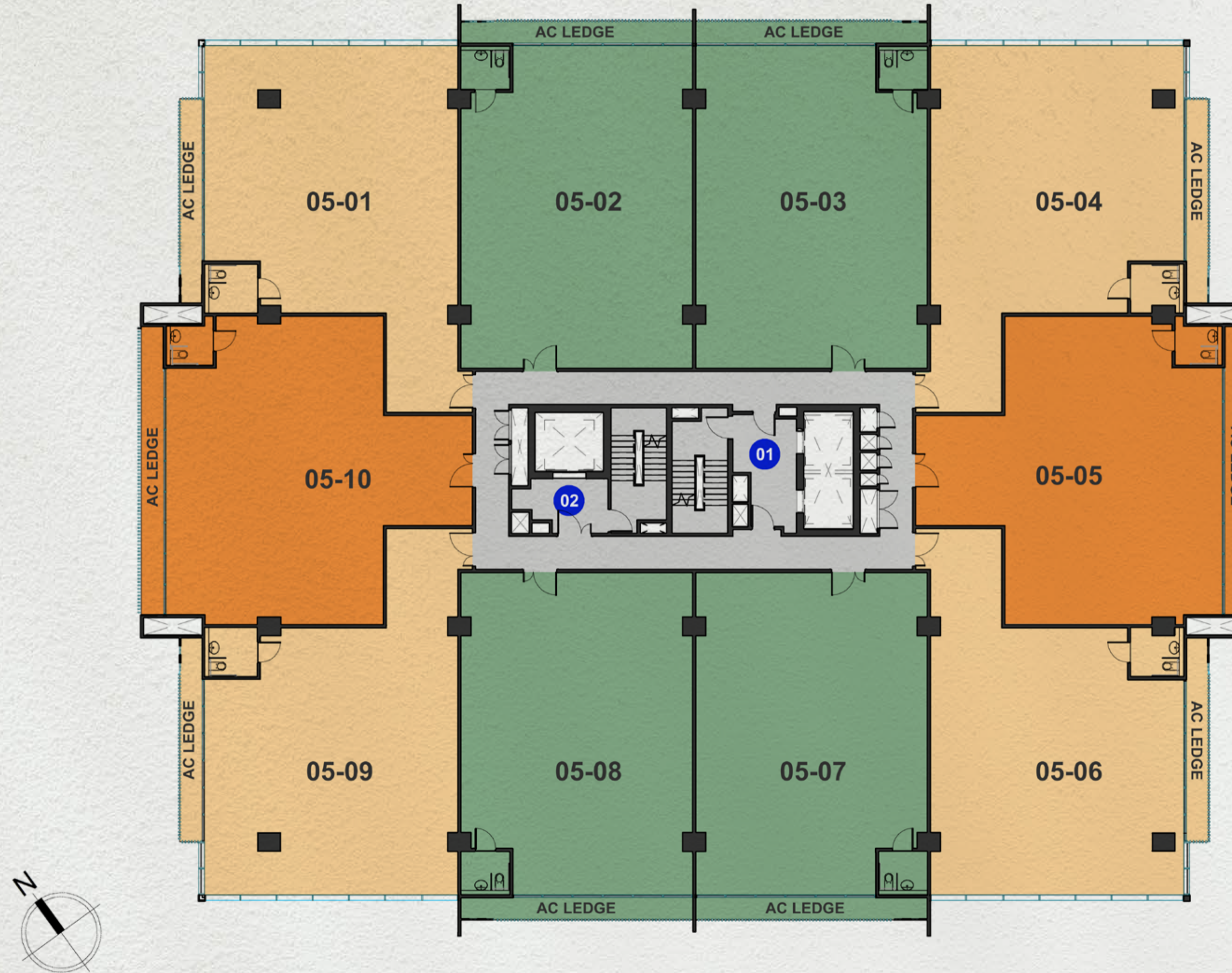
- 1 Passenger Lift Lobby
- 2 Service Lift Lobby



FLOOR PLAN

5th STOREY PLAN

- 1 Passenger Lift Lobby
- 2 Service Lift Lobby

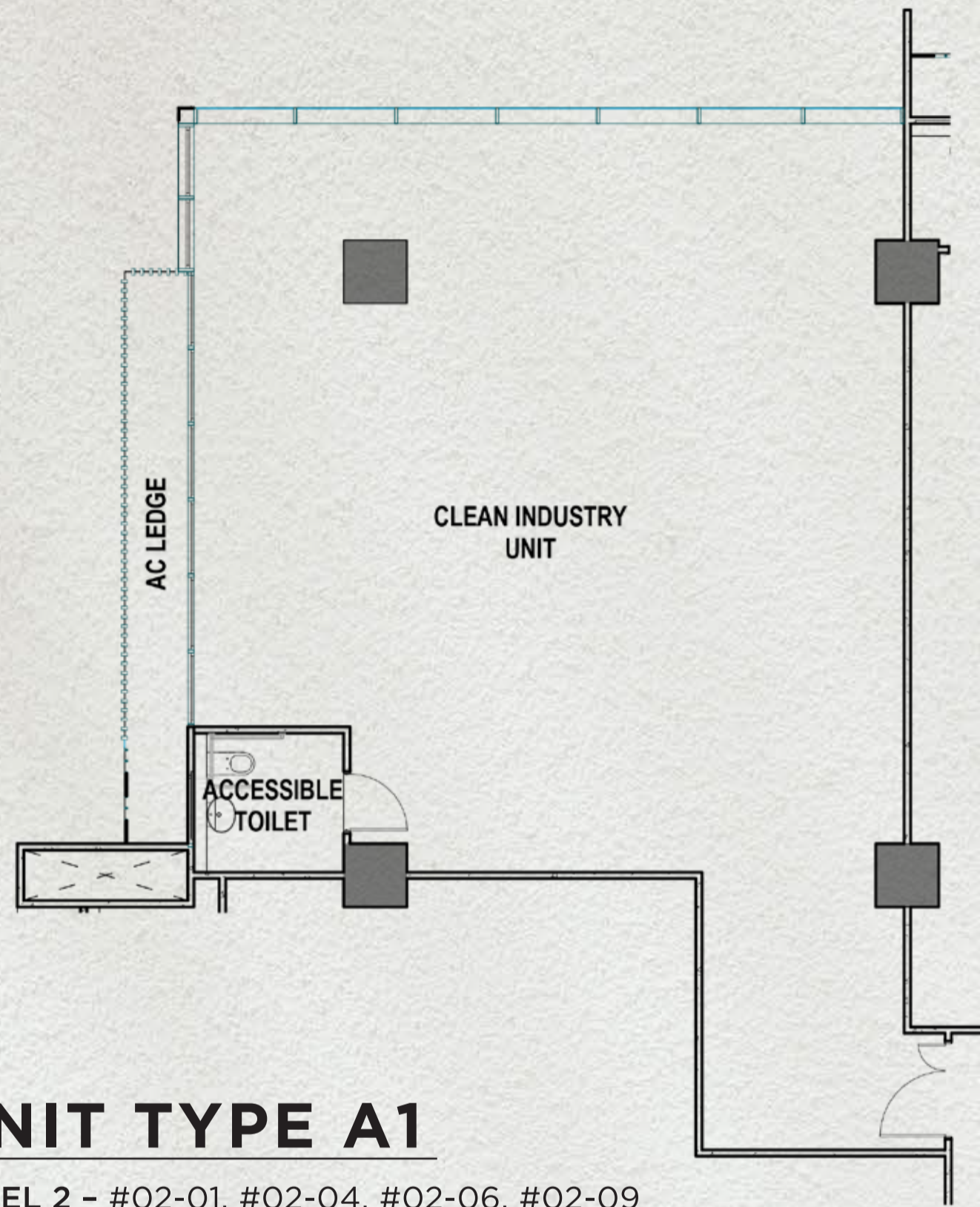


FLOOR PLAN

6th STOREY PLAN

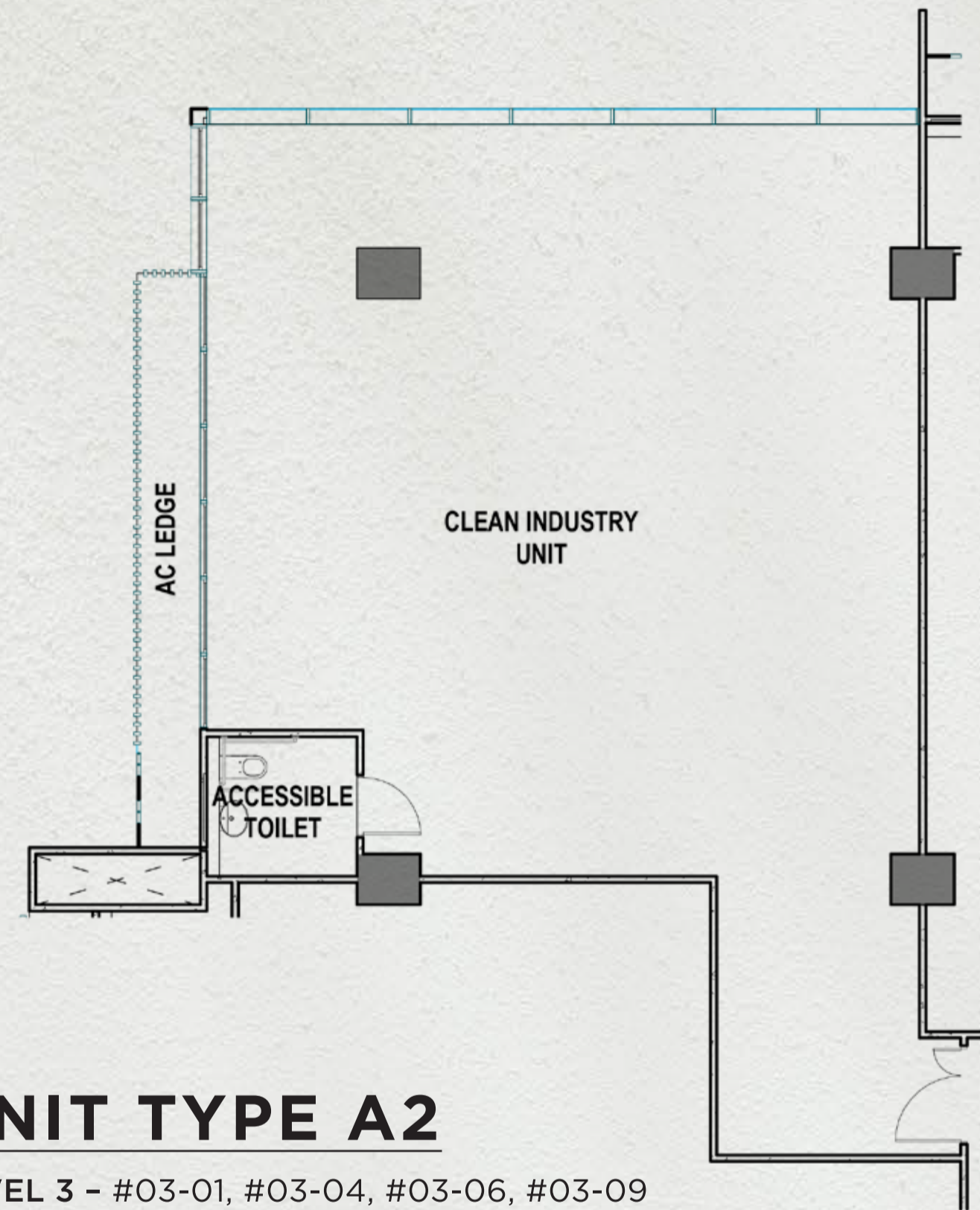
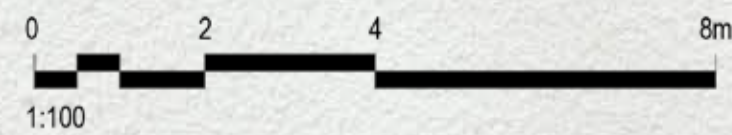
- 1 Passenger Lift Lobby
- 2 Service Lift Lobby





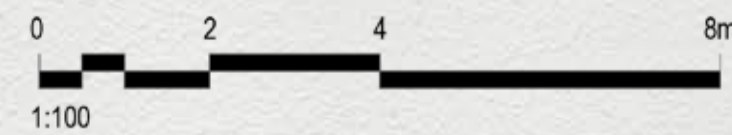
UNIT TYPE A1

LEVEL 2 - #02-01, #02-04, #02-06, #02-09

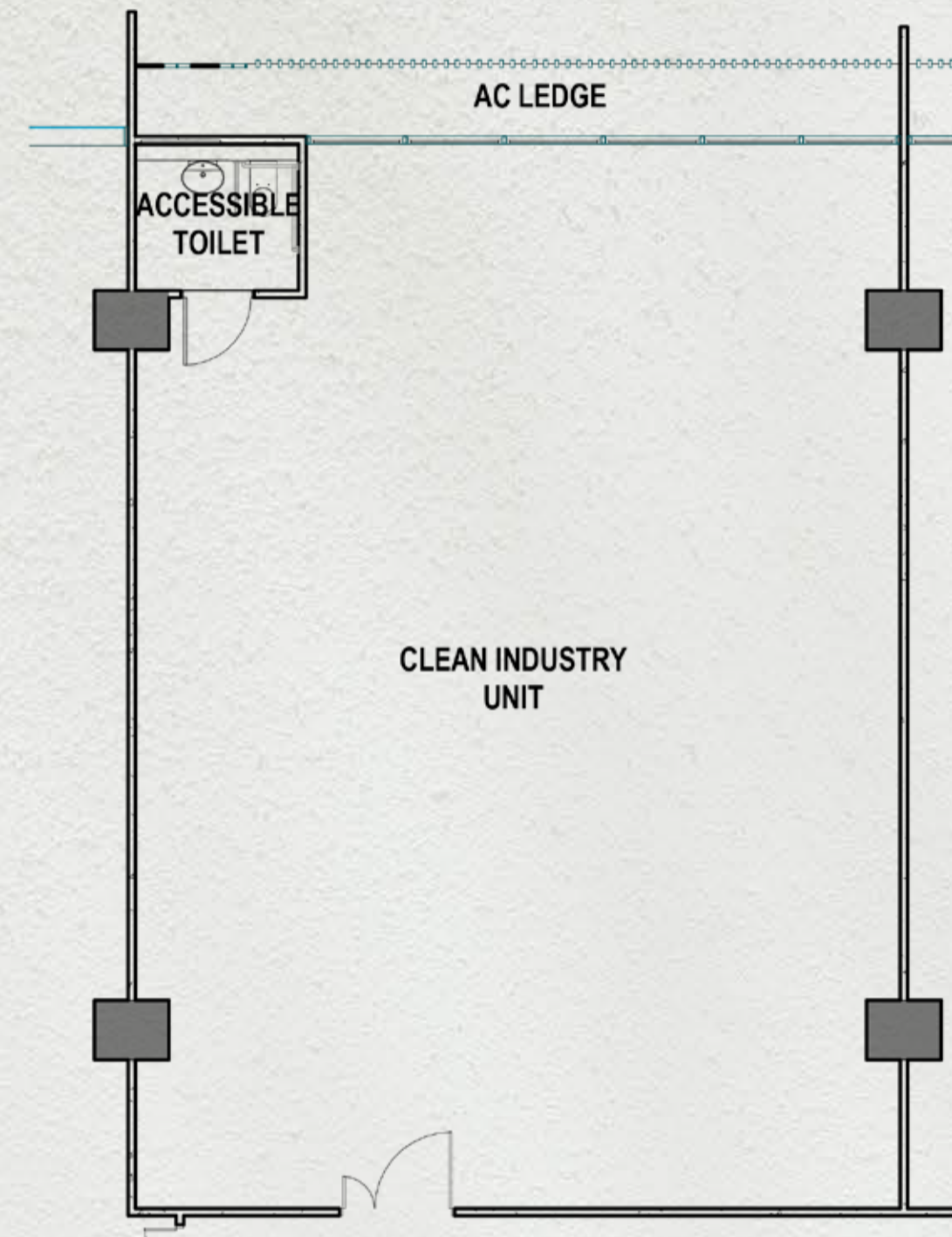
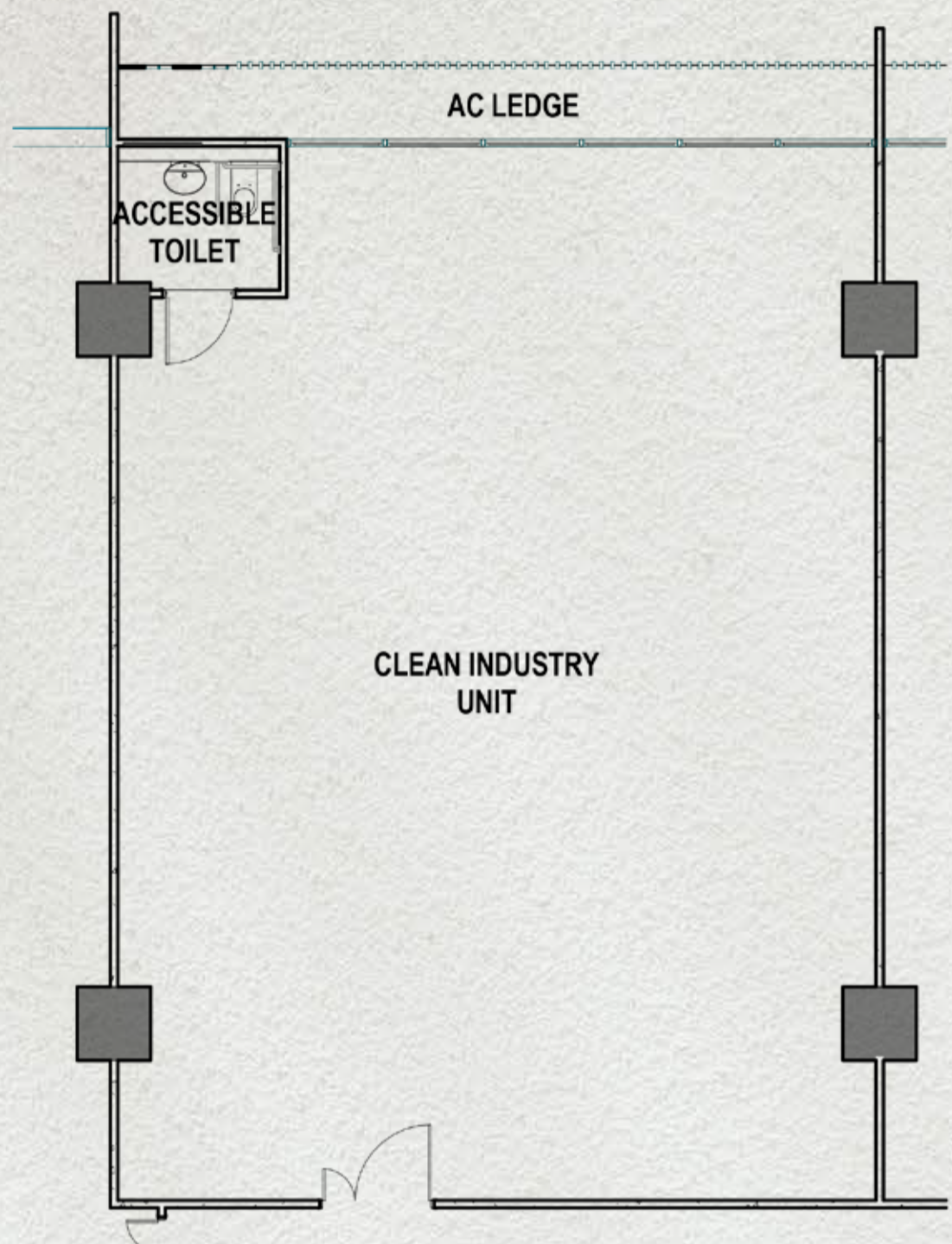


UNIT TYPE A2

LEVEL 3 - #03-01, #03-04, #03-06, #03-09
 LEVEL 4 - #04-01, #04-04, #04-06, #04-09
 LEVEL 5 - #05-01, #05-04, #05-06, #05-09
 LEVEL 6 - #06-01, #06-04

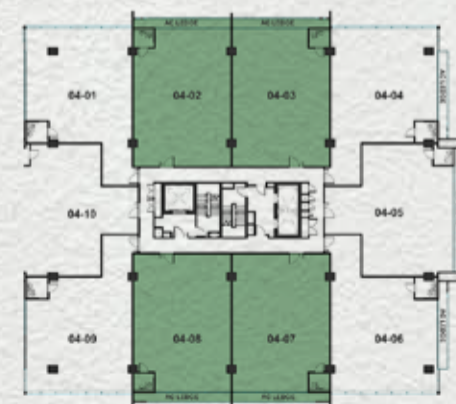
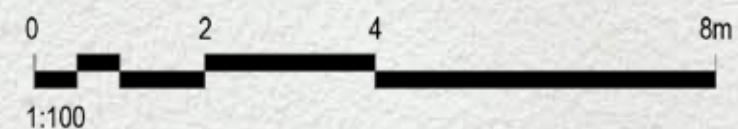


UNIT
 TYPES



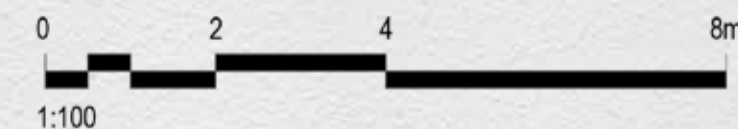
UNIT TYPE B1

LEVEL 2 - #02-02, #02-03, #02-07, #02-08

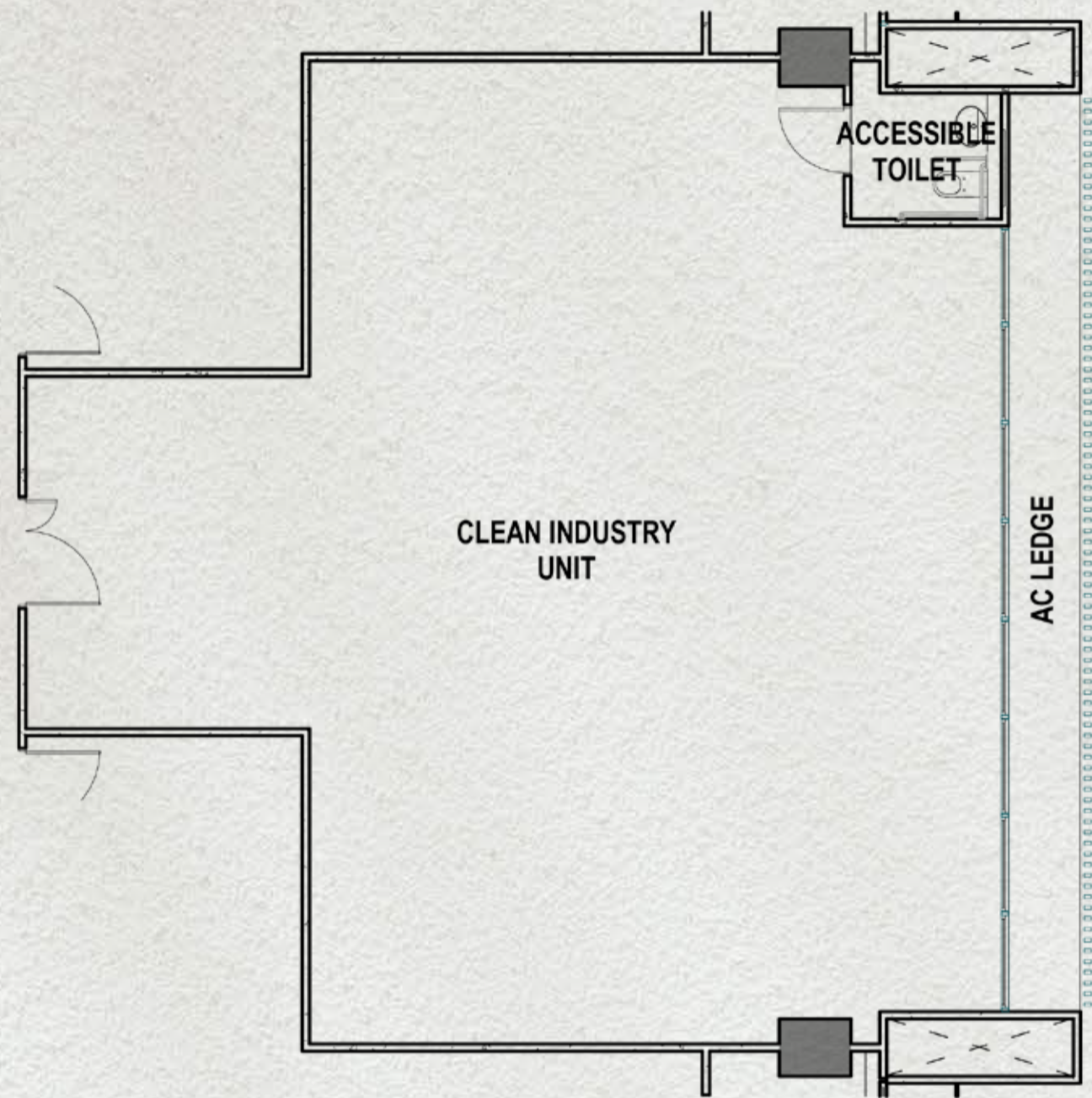


UNIT TYPE B2

LEVEL 3 - #03-02, #03-03, #03-07, #03-08
 LEVEL 4 - #04-02, #04-03, #04-07, #04-08
 LEVEL 5 - #05-02, #05-03, #05-07, #05-08
 LEVEL 6 - #06-02, #06-03

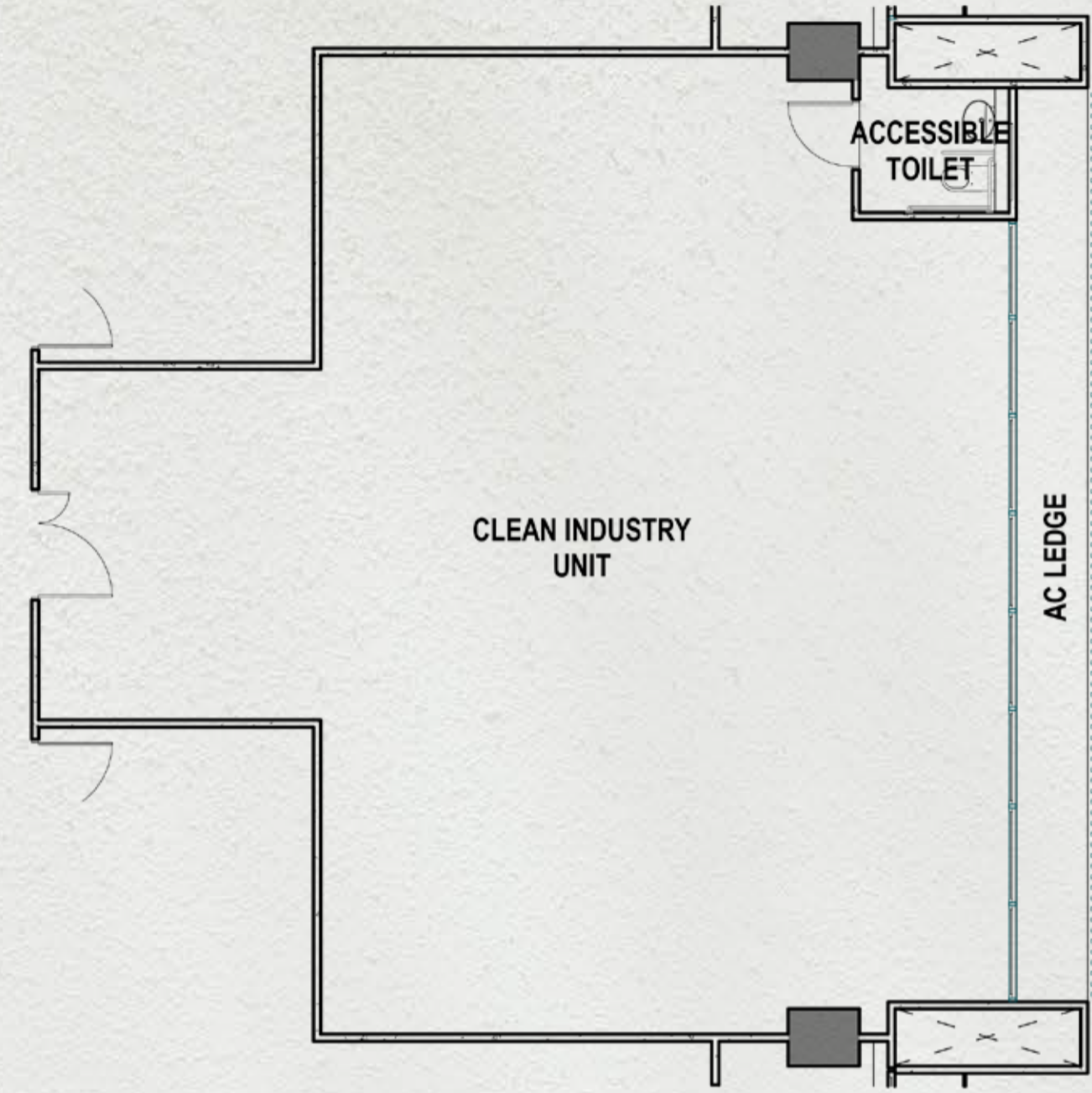
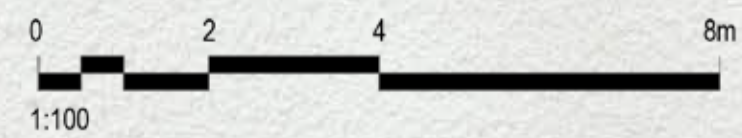


UNIT
TYPES



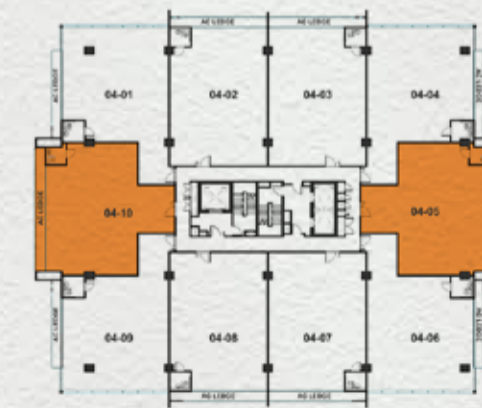
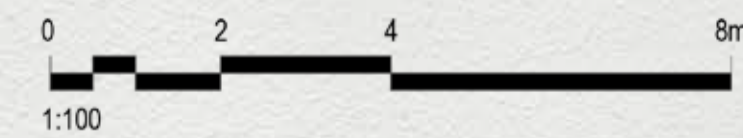
UNIT TYPE C1

LEVEL 2 - #02-05, #02-10

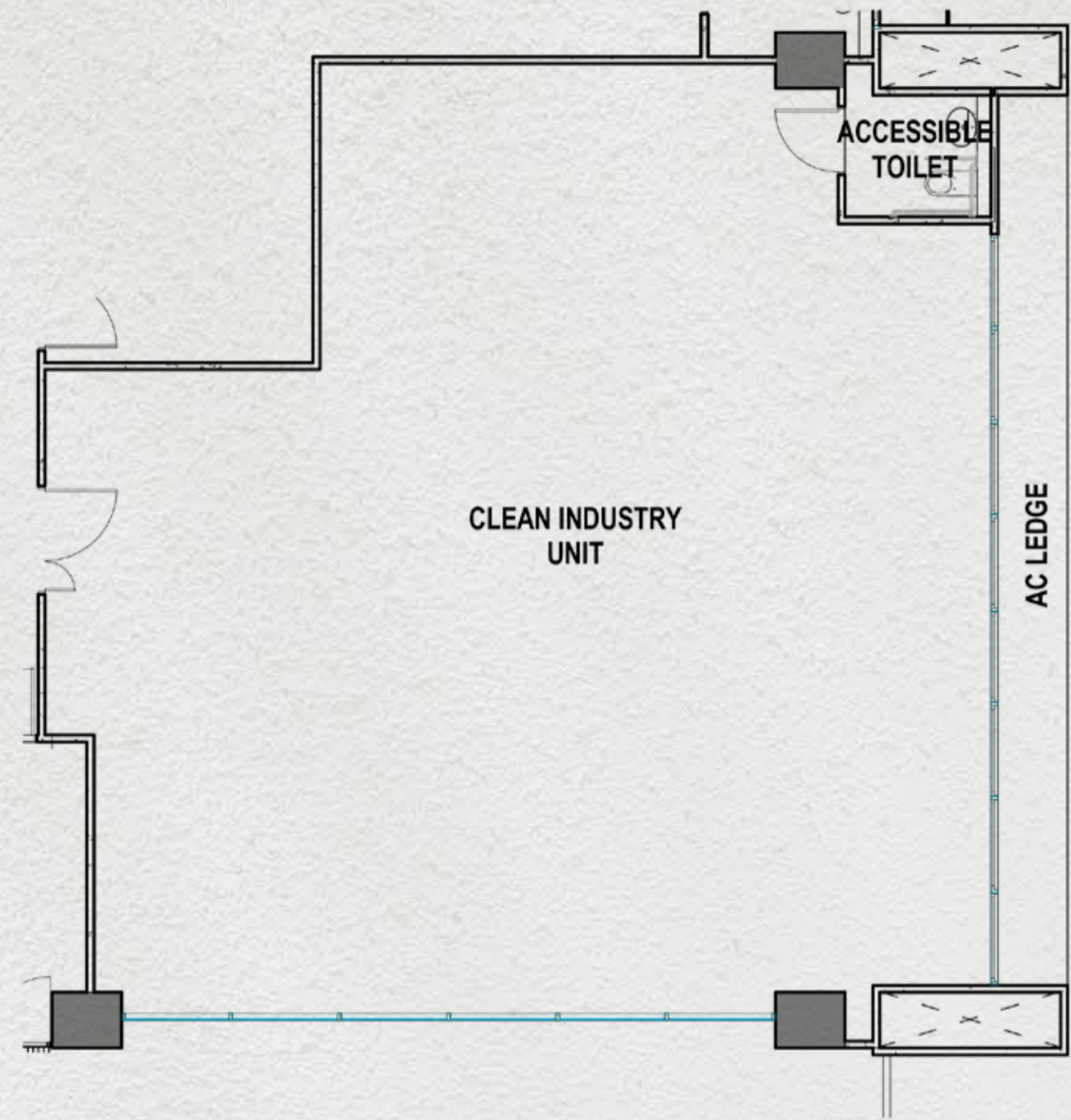


UNIT TYPE C2

LEVEL 3 - #03-05, #03-10
 LEVEL 4 - #04-05, #04-10
 LEVEL 5 - #05-05, #05-10

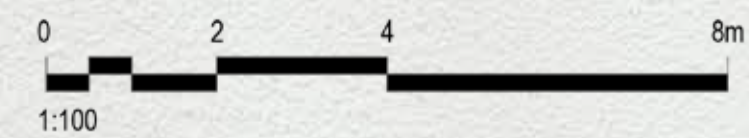


UNIT
 TYPES



UNIT TYPE D

LEVEL 6 - #06-05, #06-06



UNIT
TYPES



SPECIFICATIONS

FOUNDATION	Generally reinforced concrete bored pile foundation
STRUCTURE	Ground floor slab - Generally cast-in-situ Reinforced Concrete Column-Beam-Slab frame system
	Typical floor slab - Generally flat slab design, consisting of cast-in-situ reinforced concrete column with cast-in-situ post-tensioned slab system
ROOF	Generally flat slab design, consisting of cast-in-situ reinforced concrete column with cast-in-situ post-tensioned slab system Appropriate waterproofing and insulation system are provided
INTERNAL WALL	Generally lightweight concrete panel / block wall / impact-resistant drywall with skim coat and emulsion paint
	Toilets: Homogenous / Porcelain wall tiles to toilets to 2400mm height and emulsion paint on skim coat above 2400mm height.
	Lift Lobbies: Homogeneous / Porcelain wall tiles / Emulsion paint Common corridors: Emulsion Paint with 100mm high tile skirting
EXTERNAL WALL	Reinforced concrete / Lightweight concrete panel / Block wall where appropriate with skim coat and painting.
	Unitized Curtain Wall system
	Aluminum & Glass cladding
FLOOR LOADING	Industrial Canteen: 7.5 kN/m ²
	Clean Industrial Units: 7.5kN/m ²
	Aircon ledges: 3.0 kN/m ²
FLOOR TO FLOOR HEIGHT	1 st storey: 7.0m
	2 nd to 6 th storey: 6.3m
WINDOWS	Aluminum-framed glazing / Aluminum louvres / Aluminum-framed window system with glazing / Aluminum screen
DOORS	Clean Industrial Units: Metal door and frame with paint finish
	Toilets: Flush timber door with lockset in laminate finish
	Lift Lobbies / Common Areas: Metal door and frame with paint finish
CEILING	Industrial Canteen: Skim coat finish only
	Clean Industrial Units: Emulsion paint finish
	Toilets: Emulsion paint finish
	Lift Lobbies / Common Areas: Plaster ceiling / Emulsion paint finish

FLOOR FINISHES	Industrial Canteen: Broom finish concrete
	Clean Industrial Units: Broom finish concrete
	Toilets: Homogeneous / Porcelain tile
	Lift Lobbies / Common Areas: Homogeneous / Porcelain tile
ELECTRICAL SUPPLY	Industrial Canteen: 200A / 3 phase isolator
	Clean Industrial Units: 60A / 3 phase isolator
GAS SUPPLY	Industrial Canteen: LPG cylinder storage station provided. Future LPG cylinder supplier contracted by canteen operator shall engage their PE for submission and application to authorities for approval of LPG supply system to canteen
FIRE PROTECTION	Sprinkler, manual & automatic fire alarm, dry risers, hose reel systems, fire extinguishers, voice communication systems, emergency lighting, exit signs are provided in compliance with statutory requirements
AIR CONDITIONING / MECHANICAL	Industrial Canteen: Natural / mechanical ventilation. Future canteen operator to engage their PE to design and submit kitchen mechanical exhaust system and air conditioning system (if any) to authorities for approval.
	Clean Industrial Units: Natural / Mechanical ventilation
	Toilets: Natural with mechanical exhaust
	Lift Lobbies / Common Areas: Air-conditioning / Mechanical ventilation in compliance to authority requirements for designated areas
LIFTS	1 service lift and 2 passenger / fire lifts
PLUMBING AND SANITARY	Accessible toilets in compliance with statutory requirements in Clean Industrial Units. Sanitary and plumbing installation systems are provided in compliance with Government Authority requirements.
TELE-COMMUNICATION	Infrastructure (cable tray and / or trunking and / or conduit) for telecommunication is provided in compliance with IDA requirements
LIGHTNING PROTECTION	Lightning Protection System provided in compliance with statutory requirements
LOADING BAYS	3 loading bays at 1 st storey
PARKING	25 car spaces at 1 st storey
	1 accessible car space at 1 st storey
	2 motorcycle lots at 1 st storey
	28 bicycle lots at 1 st storey
REFUSE DISPOSAL	Bin centre at 1 st storey
EXHAUST SHAFT	Dedicated exhaust shaft from Industrial Canteen to rooftop



www.jva.com.sg

Developer : JVA WHAMPOA PTE LTD (UEN NO.: 202308573E)
a subsidiary of JVA VENTURE PTE LTD

Project Address : 18 Lorong Ampas, Singapore 328779

Tenure : Freehold

Land Lot No. : MK17-05518C

Expected Date of Vacant Possession : 31-Dec-2026

Expected Date of Legal Completion : 31-Dec-2029

BP Approval : A2127-00048-2023-BP01 dated 04 July 2024

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42, 42A
WATTEN ESTATE ROAD



LOTUS VILLE



SANDY EIGHT



SPACE 21



FOOD CONCEPT @ PANDAN