

JTC DETACHED FACTORY

7 Jalan Besut Singapore 619561



Property Brief

7 Jalan Besut is located within the Jalan Buroh Industrial estate within the Greater Jurong Industrial zone. It is a stand-alone 5-storey building including 1 level of office space on the 2nd floor.

The site is well positioned in terms of accessibility to all parts of the western region of Singapore. The nearest MRT Stations are Boon Lay and Jurong East, both are a short drive away. The nearest town centre is Boon Lay which is just a short drive away.

The property is well-designed to cater to production and warehousing usage for general industrial purposes. The property has 8 loading bays for heavy vehicle loading and unloading. It is also in the vicinity of the Jurong Port food factory district.

Nearby canteens and coffeeshops provide the necessary amenities for staff.



Source: Streetdirectory.com

Building Description

A standalone 5 storey industrial building with a ancillary office. 8 loading bays for container and trucks.

Tenure

Leasehold 24+17 years from 1 November 1995 (14 years remaining)

Site Area

Appx. 7,232 sqm / 77,845 sqft

Gross Floor Area (GFA)

Appx. 15,055 sqm/ 162,052 sqft

Plot Ratio (PR)

Current PR 2.08
Max PR 2.50 (Max GFA- 194,613 sqft)

Town Planning

Business 2

Nearest MRT Station

Boon Lay (EW27)

No. of Lifts

- 1 x Passenger lift (800 kg)
- 3 x Cargo lift (4000kg)

	Floor Area	Floor Loading	Floor to Ceiling Height
Ground Floor Warehouse	Gross Floor Area 162,052 sqft	35 KN/sqm	8.0 m
Level 2 Office		5 KN/sqm	3.5 m
Level 3 to 5 Warehouse		25 KN/sqm	6.0 m

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