

FOR SALE BY HUTTONS

---

# ADVANCED CAE SINGAPORE

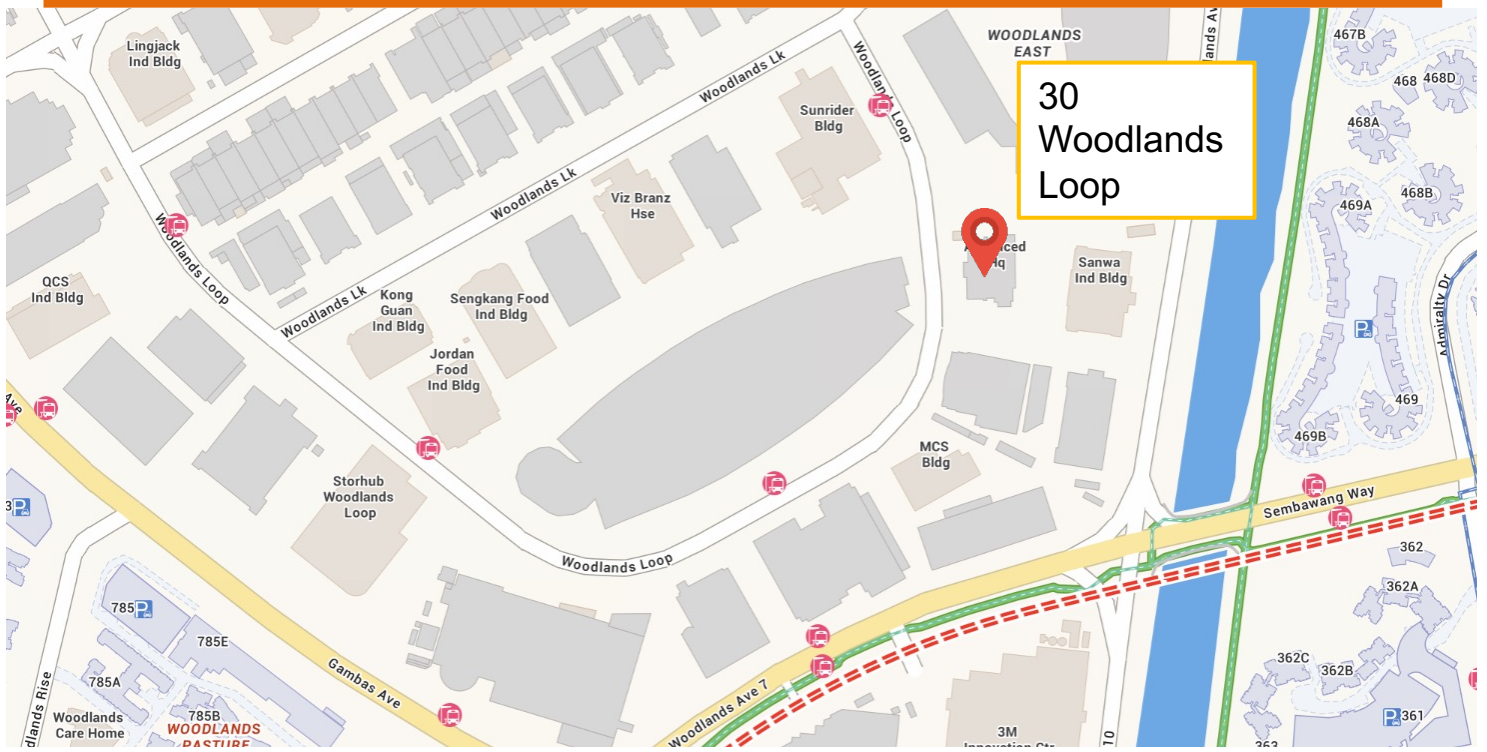
30 Woodlands Loop, Singapore 738319



## Location

The subject property is located at Woodlands Loop in the Northern region of Singapore. The immediate neighbourhood comprises of a mix of industrial and residential developments. Developments in the area include food manufacturing industries, industrial parks, and residential housing estates.

Surrounding amenities include walking distant to coffee shops, food courts and cafes. Public transport is available along Woodlands Loop, and from Sembawang MRT stations. It is also accessible via Seletar Expressway and Bukit Timah Expressway.



Source: Onemap

### Building Description

A standalone 4 storey industrial building with a 3 storey ancillary office building.

### Site Area

Appx. 5,413.4 sqm/ 58,269 sqft

### Gross Floor Area (GFA)

Appx. 8,251.58 sqm/ 88,819 sqft

### Town Planning

Business 2

### Nearest MRT Station

Within 11-minute walk to Sembawang MRT (NS 11)

### No. of Lifts

- 1 x Passenger lift (800 kg)
- 2 x Cargo lift (2000kg)

### Permissible Gross Plot Ratio

Maximum 2.5

### Tenure

Leasehold 30+30years from 5 May 1995

		Floor Loading	Floor to Ceiling Height
Level 1	Appx. GFA of 8,251.58 sqm/ 88,819 sqft	7.5 KN/sqm	6.0m
Level 2 to 3		7.5 KN/sqm (Production) 4.0 KN/sqm (Office)	5.5m
Level 4		2.5 KN/sqm	3.1m

### Contact

Quek Fu Jin

M: +65 9672 0596

[Fujinquek@assetsadvisor.sg](mailto:Fujinquek@assetsadvisor.sg) CEA No:

R058134A

#### DISCLAIMER:

Subject to Contract and availability. This document is prepared by Huttons for information only. Whilst reasonable care has been exercised in preparing this document, it is subject to change and these particulars do not constitute, nor constitute part of, an offer or contract; interested parties should not rely on the statements or representations of fact but representations or warranties whatsoever in relation to these particulars and Huttons cannot be held responsible for any liability whatsoever or for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document. This publication may not be reproduced in any form or in any manner, in part or as a whole without written permission of the publisher, Huttons. Huttons Asia Pte Ltd. Agency No: L3008899K