

# **WOODLANDS NORTH COAST**



1 & 7 NORTH COAST (TOP 3Q 2021)



#### **Property Brief**

1 North Coast is a nine-storey B1 light industrial building. It offers first-of-its-kind flexible space usage that allows businesses to house non-industrial functions and manufacturing operations under one roof.

## **Property Brief**

7 North Coast is a eight-storey B2 clean & light industrial development, for general manufacturing and generic industrial uses.

The precinct also boasts a bustling campus-like environment, complete with amenities such as a food court, restaurants, take-away kiosks and a convenience store. Both buildings have been designed for optimal integration. For example, a shared basement carpark, plus loading and unloading bays, help to relieve ground level and optimise land use.

The development is also located near to the upcoming RTS and Woodlands Integrated Transport Hub to connect WNC to key business districts in Singapore, and Republic Polytechnic which JTC is partnering to encourage collaboration & innovation. We are targeting companies looking at co-locating knowledge intensive, service-oriented activities alongside manufacturing operations.

The enhanced local and regional connectivity is 1 North Coast's biggest draw. It is a five-minute drive to Seletar Expressway (SLE), while Woodlands North MRT station is nearby. More importantly, the RTS Link and Johor-Singapore Causeway are just minutes away, bringing businesses from both sides of the straits even closer.

For More Information:

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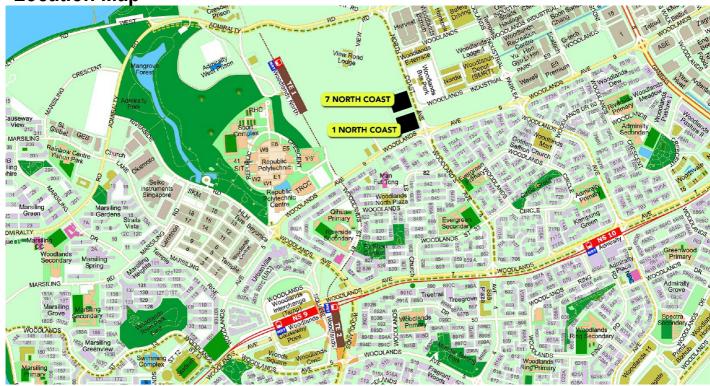
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# FOR SALE BY INDUSTRIALISTS OF HUTTONS ASIA



**Location Map** 



Source: Street Directory SG

### 1 NORTH COAST

PARAMETERS	DESCRIPTION	
Site Area	Approx. 1.46 ha	
Plot Ratio	3.0	
Land Use	B1+ White	
Industry	Manufacturing Services (Manu-Services)	
GFA	43,340.14 sqm	
NLA	28,718.36 sqm	
No. of Storeys	9	
Clear Headroom	Experience Centre (1 <sup>st</sup> storey) :	7m
	Typical factory units (3 <sup>rd</sup> storey) :	5m
	Anchor unit (7 <sup>th</sup> - 8 <sup>th</sup> storey)	6m
Floor Loading Provision	Experience Centre (1 <sup>st</sup> storey) :	12.5 kN/m <sup>2</sup>
	Typical factory units (3 <sup>rd</sup> storey) :	10 kN/m <sup>2</sup>
	Anchor unit (7 <sup>th</sup> - 8 <sup>th</sup> storey)	10 kN/m <sup>2</sup>
Column Grid	11m x 11m	
Vertical Access	Goods Lifts (3 tonnes) & Passenger Lifts	
Cargo Lift Dimesions	3m x 3m x 2.7m (L X B X H)	
Car Parking	189 lots*	
HGV Parking	28 lots	
GM Certification	Platinum	

#### 7 NORTH COAST

PARAMETERS	DESCRIPTION		
Site Area	Approx. 1.53 ha		
Plot Ratio	3.0		
Land Use	B2		
Industry	General Manufacturing		
GFA	44,490.65 sqm		
NLA	31,900.19 sqm		
No. of Storeys	8		
Clear Headroom	Warehouse (1 <sup>st</sup> storey) :	7m	
	Typical factory units (2 <sup>nd</sup> - 8 <sup>th</sup> storey)	4.5m to 5m	
Floor Loading Provision	Warehouse (1 <sup>st</sup> storey) :	20 kN/m <sup>2</sup>	
	Typical factory units (2 <sup>nd</sup> - 5 <sup>th</sup> storey)	15 kN/m <sup>2</sup>	
	Typical factory units (6 <sup>th</sup> - 8 <sup>th</sup> storey)	10 kN/m <sup>2</sup>	
Column Grid	11m x 11m		
Vertical Access	Goods Lifts (5 tonnes) & Passenger lifts		
Cargo Lift Dimesions	3m x 3m x 2.7m (L X B X H)		
Car Parking	189 lots*		
HGV Parking	28 lots		
GM Certification	Platinum		

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to opportunities
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