

FOR SALE BY HUTTONS ASIA

# 32 MARSILING LANE

## SINGAPORE 739151



### Location

The subject property is conveniently located at the intersection of Marsiling Lane and Marsiling Crescent. It is nestled between the Marsiling Industrial and Residential Estates. The nearby notable buildings includes Beyonics, Okamoto, Seiko Instruments and 1-Net Singapore.

There is a HDB coffeeshop, grocery stores, barber shops just opposite the property. It is 3 to 4 Minutes drive away from Bukit Timah Expressway (BKE), a Heavy Vehicle Parking depot, Republic Polytechnic and Woodlands Checkpoint.

It is also just 7 minutes to Woodlands MRT, Woodlands Civic Centre, Causeway Point and WoodSquare.



HUTTONS ASIA PTE LTD  
3 BISHAN PLACE, #05-01  
BISHAN CPF BUILDING  
SINGAPORE 579838

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HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

## 32 Marsiling Ln



Source: StreetDirectory

### Building Description:

3-Storey Detached Industrial Building

### Tenure

Leasehold 30+30 years from 1<sup>st</sup> May 1991

### Site Area

Appx. 36,400 sqft

### Current Gross Floor Area (GFA)

Appx. 45,000 sqft

### Town Planning

Business 1

### Nearest MRT Station

5 Min Drive to either Marsiling MRT (NS 8) and Woodlands MRT (NS 9)

### No. of Lifts

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

### Permissible Gross Plot Ratio

Maximum 2.5 (Approx. 90,000 sqft)

### Annual Property Tax

\$56,900

### Est. Monthly Land Rent

\$12,000

	<b><u>GFA Approx Total 45,000 sqft</u></b>	<b><u>Floor Loading</u></b>	<b><u>Floor to Ceiling Height</u></b>
Level 1	15,000 sqft	15 KN/sqm	6.0 m
Level 2	15,000 sqft	12.5 N/sqm	4.5 m
Level 3	15,000 sqft	7.5 KN/sqm	4.5 m

### Contact

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