

T-SPACE



Business Needs In One Place

*Welcome to this rare gem
in the east, a **Space** where
work-life balance flourishes.*

Look no further for the ideal space to elevate your business to new heights. **T-SPACE** houses over 200 units of reinvented business space. Complete with a swimming pool and a garden within the compound, it is a place designed for work-life equilibrium.

Strategically located along Tampines North Drive 1 and just off the Tampines Expressway (TPE), **T-SPACE** is nestled within Tampines Retail Park, providing convenience while pandering to all your business needs.



Artist's Impression



T-SPACE is home to nine storeys of prime industrial space, conceptualised to accommodate a multitude of business activities.

T-SPACE stands out with its impressive size and variety of unit types.

With an entrance designed to impress, it is the destination to showcase high business aptitude.

*The **Space**
that impresses.*

Architecture That Captivates



Artist's Impression

Design That Complements Efficiency



*The ideal **Space** for
a seamless workflow.*

Combining classy aesthetic with functionality, the ramp-up access within the compound maximises efficiency to augment your workflow and productivity. Furthermore, all units come with high ceiling for greater operational flexibility.

Variety Of Functional Spaces



The Best Parts:

- Wide driveway
- Ancillary office space for selected units
- Ensuite washroom in every unit
- Modular units with option to combine
- 7.5KN/m² to 15KN/m² floor loading
- High ceiling
- Landscaped garden
- Facilities-deck with a swimming pool

Oasis At The Doorstep



Artist's Impression

*The **Space** where work
and play synchronise.*



Artist's Impression

Cultivating a healthy work-life balance for everyone will become effortless and a lifestyle to embark on. Featuring a rooftop swimming pool and garden as an alternative place for breaks, there will always be a place for everyone to relax and rejuvenate!

Exercise aficionados can look forward to a brand new park connector at their doorstep, a refreshing destination for an invigorating after-work activity.

Enjoy a true reinvention of lifestyle within **T-SPACE**.

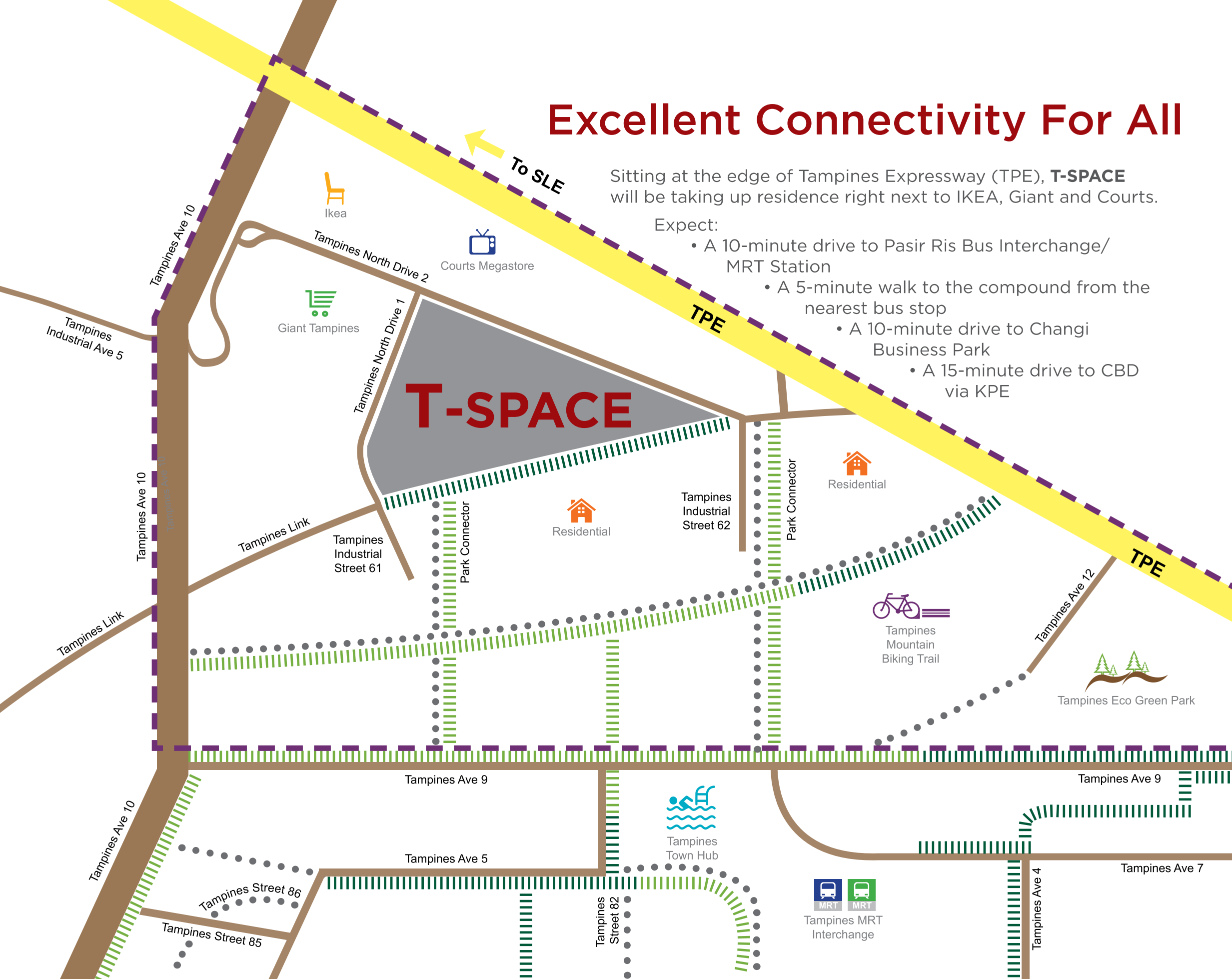


Excellent Connectivity For All

Sitting at the edge of Tampines Expressway (TPE), **T-SPACE** will be taking up residence right next to IKEA, Giant and Courts.

Expect:

- A 10-minute drive to Pasir Ris Bus Interchange/ MRT Station
- A 5-minute walk to the compound from the nearest bus stop
- A 10-minute drive to Changi Business Park
- A 15-minute drive to CBD via KPE



Be Part of the Major Overhaul that is Elevating Tampines North* to the Next Level!

LEGEND

Tampines North - to become an integrated part of Tampines Town Hub

Road Improvement/ New Road

Park Connector (Future)

Park Connector

Residential (Future)

*Information extracted from the Urban Redevelopment Authority (URA) Draft Master Plan 2013.

Tampines East MRT (Future)

Tampines Ave 7

To PIE



TAMPINES NORTH DRIVE 2

TAMPINES NORTH DRIVE 1

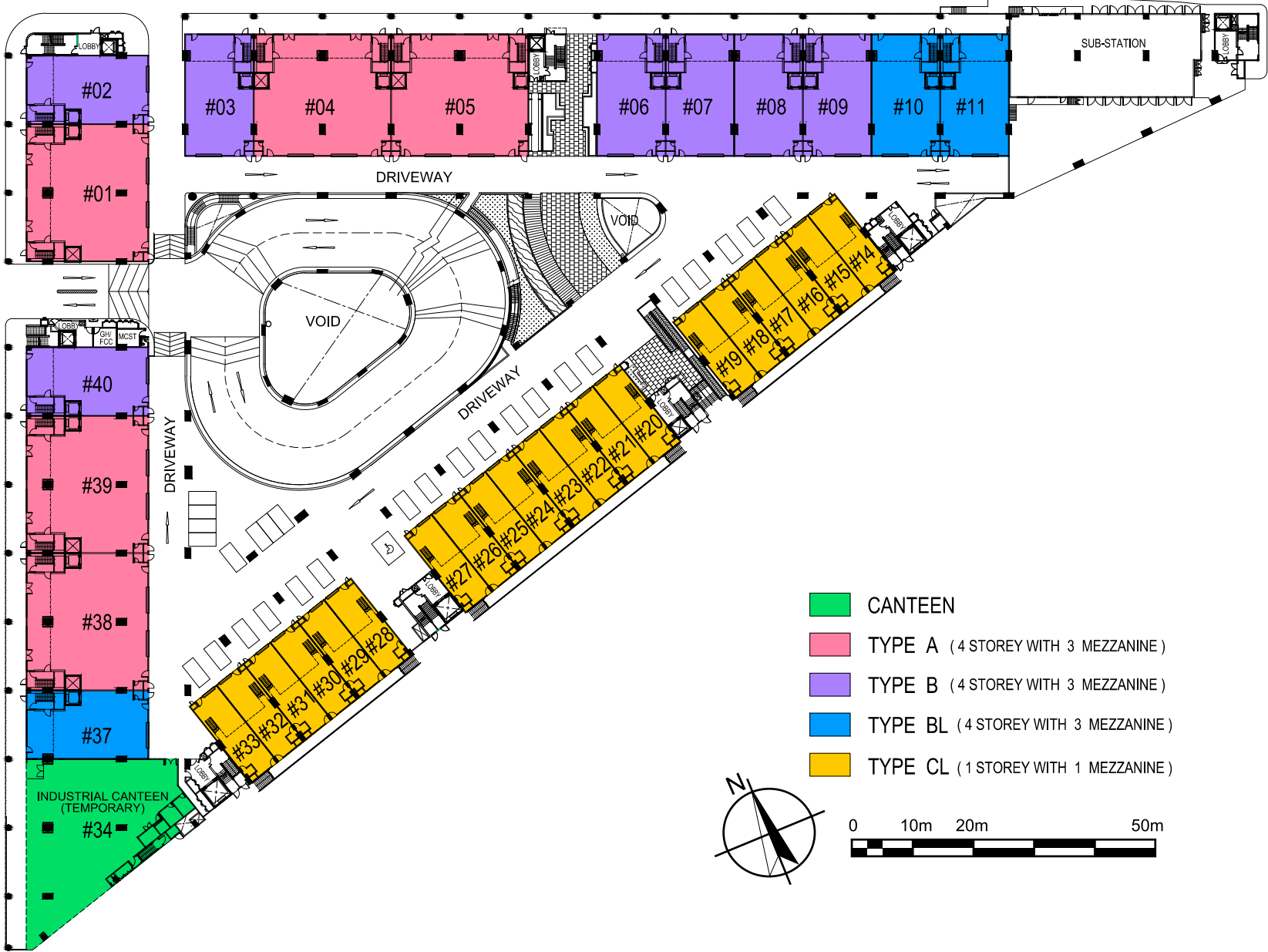


Site Plan

Icon Of New Business Opportunities

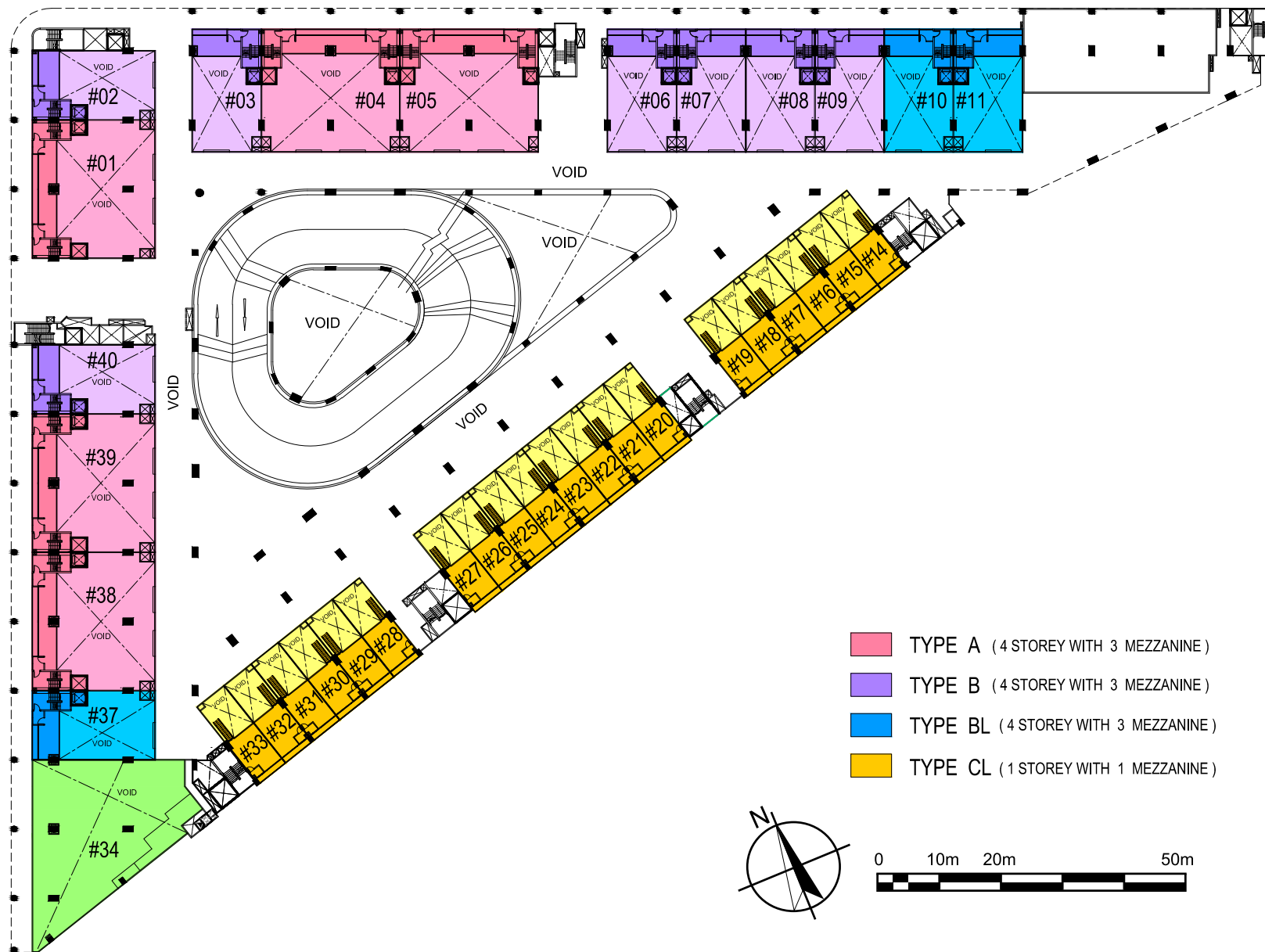


1st Storey Plan



UNIT	AREA (sqft)
01-01	38,072
01-02	19,063
01-03	19,063
01-04	38,072
01-05	38,072
01-06	19,063
01-07	19,063
01-08	19,063
01-09	19,063
01-10	19,063
01-11	19,084
01-14	2,196
01-15	2,196
01-16	2,196
01-17	2,196
01-18	2,196
01-19	2,196
01-20	2,196
01-21	2,196
01-22	2,196
01-23	2,196
01-24	2,196
01-25	2,196
01-26	2,196
01-27	2,196
01-28	2,196
01-29	2,196
01-30	2,196
01-31	2,196
01-32	2,196
01-33	2,196
01-34	14,208
01-37	19,063
01-38	38,072
01-39	38,072
01-40	19,138

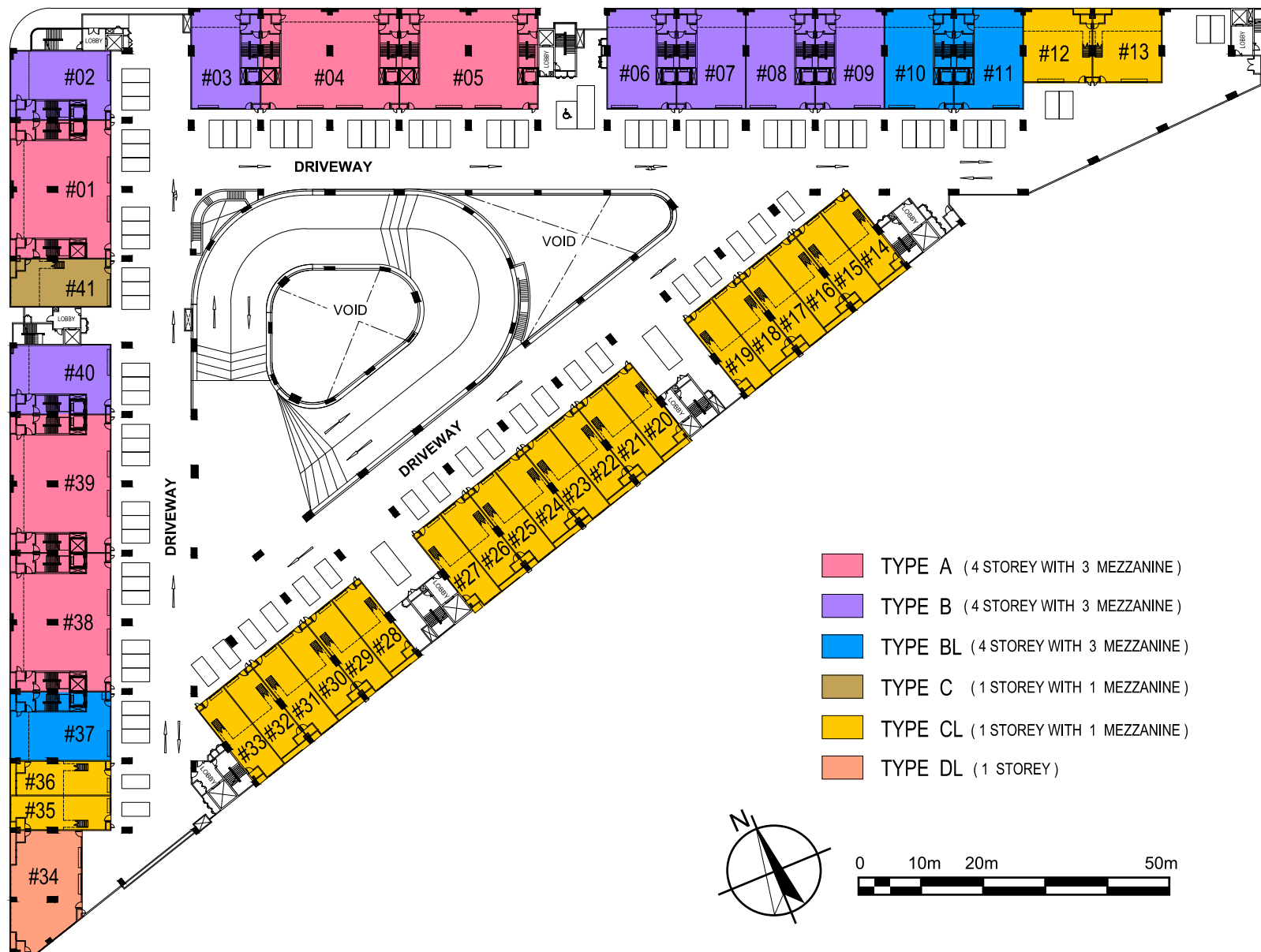
Areas include Ancillary office, A/C ledge, void and lift pit, where applicable.



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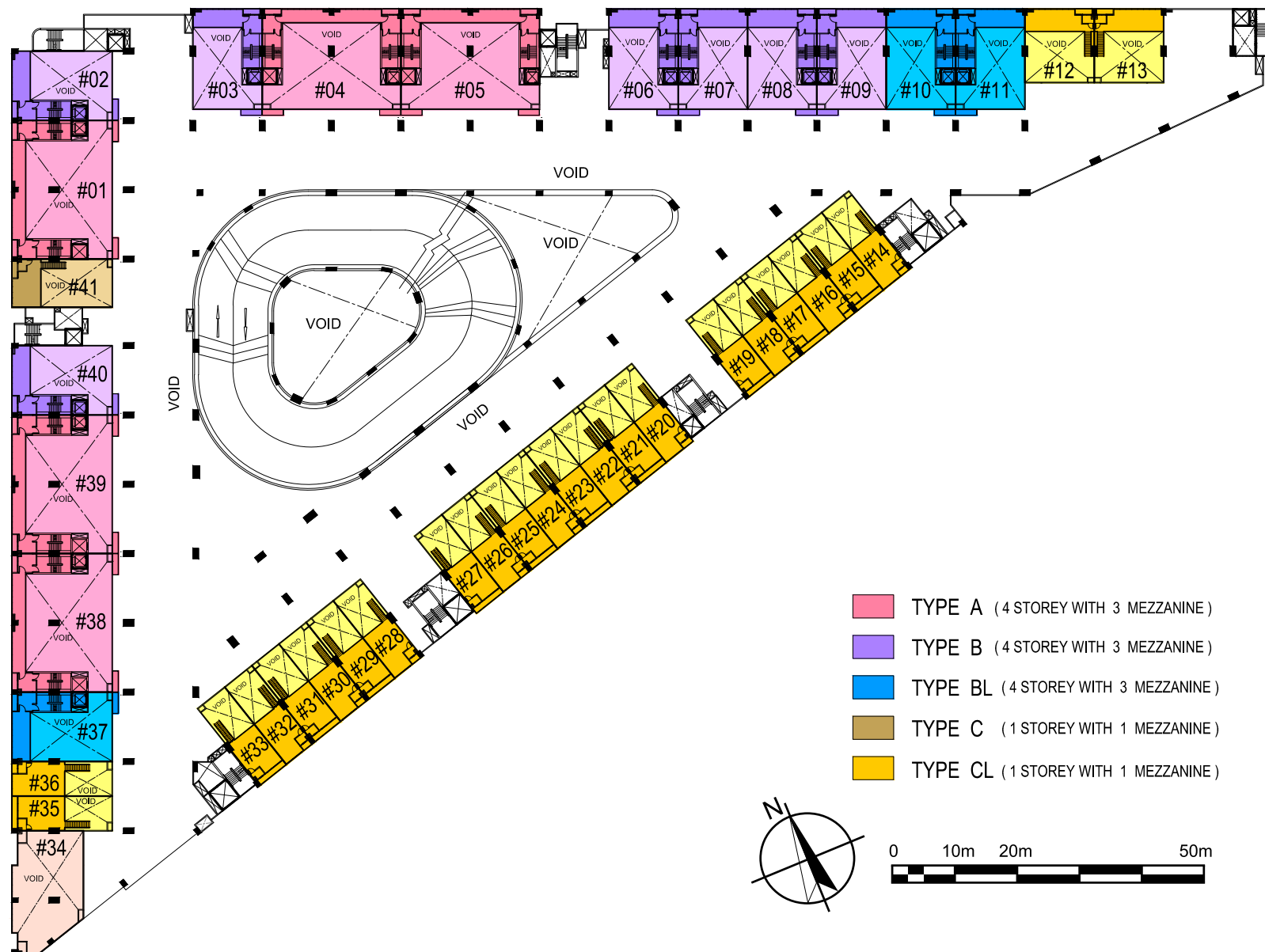
1st Mezzanine Plan

2nd Storey Plan



UNIT	AREA (sqft)
02-12	3,283
02-13	3,283
02-14	2,196
02-15	2,196
02-16	2,196
02-17	2,196
02-18	2,196
02-19	2,196
02-20	2,196
02-21	2,196
02-22	2,196
02-23	2,196
02-24	2,196
02-25	2,196
02-26	2,196
02-27	2,196
02-28	2,196
02-29	2,196
02-30	2,196
02-31	2,196
02-32	2,196
02-33	2,196
02-34	5,038
02-35	2,239
02-36	2,239
02-41	3,122

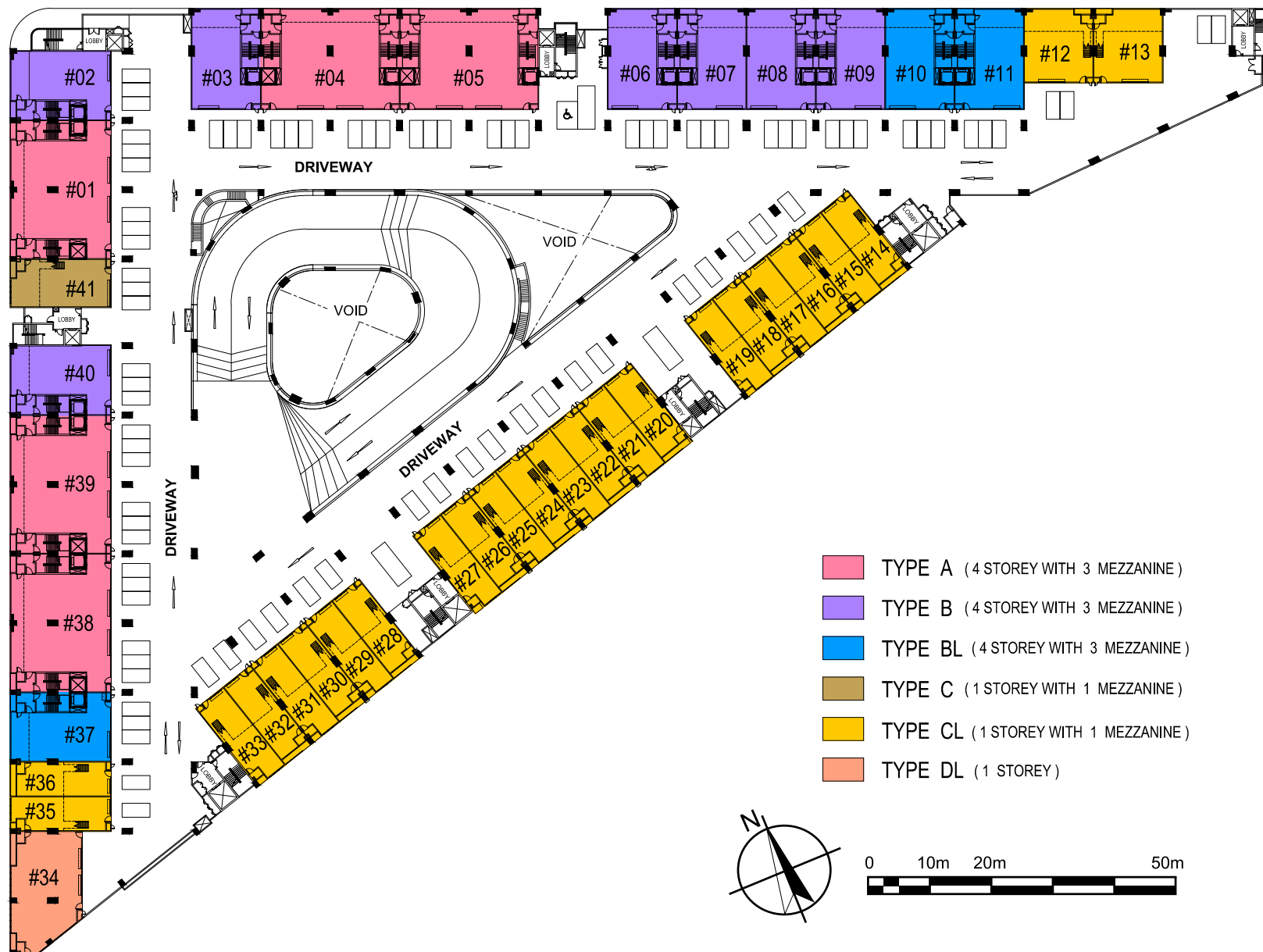
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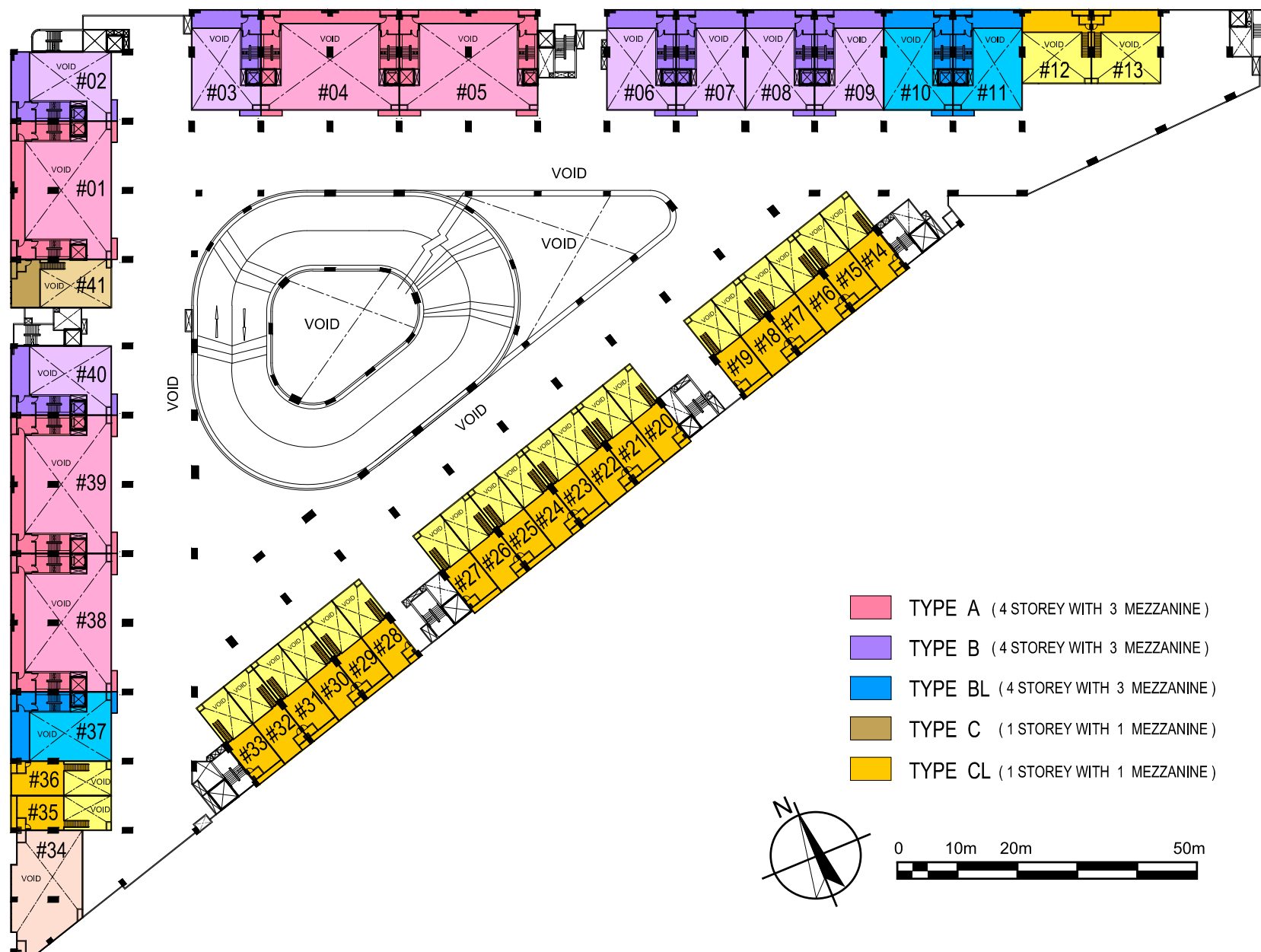
2nd Mezzanine Plan

3rd Storey Plan



UNIT	AREA (sqft)
03-12	3,283
03-13	3,283
03-14	2,196
03-15	2,196
03-16	2,196
03-17	2,196
03-18	2,196
03-19	2,196
03-20	2,196
03-21	2,196
03-22	2,196
03-23	2,196
03-24	2,196
03-25	2,196
03-26	2,196
03-27	2,196
03-28	2,196
03-29	2,196
03-30	2,196
03-31	2,196
03-32	2,196
03-33	2,196
03-34	5,038
03-35	2,239
03-36	2,239
03-41	3,122

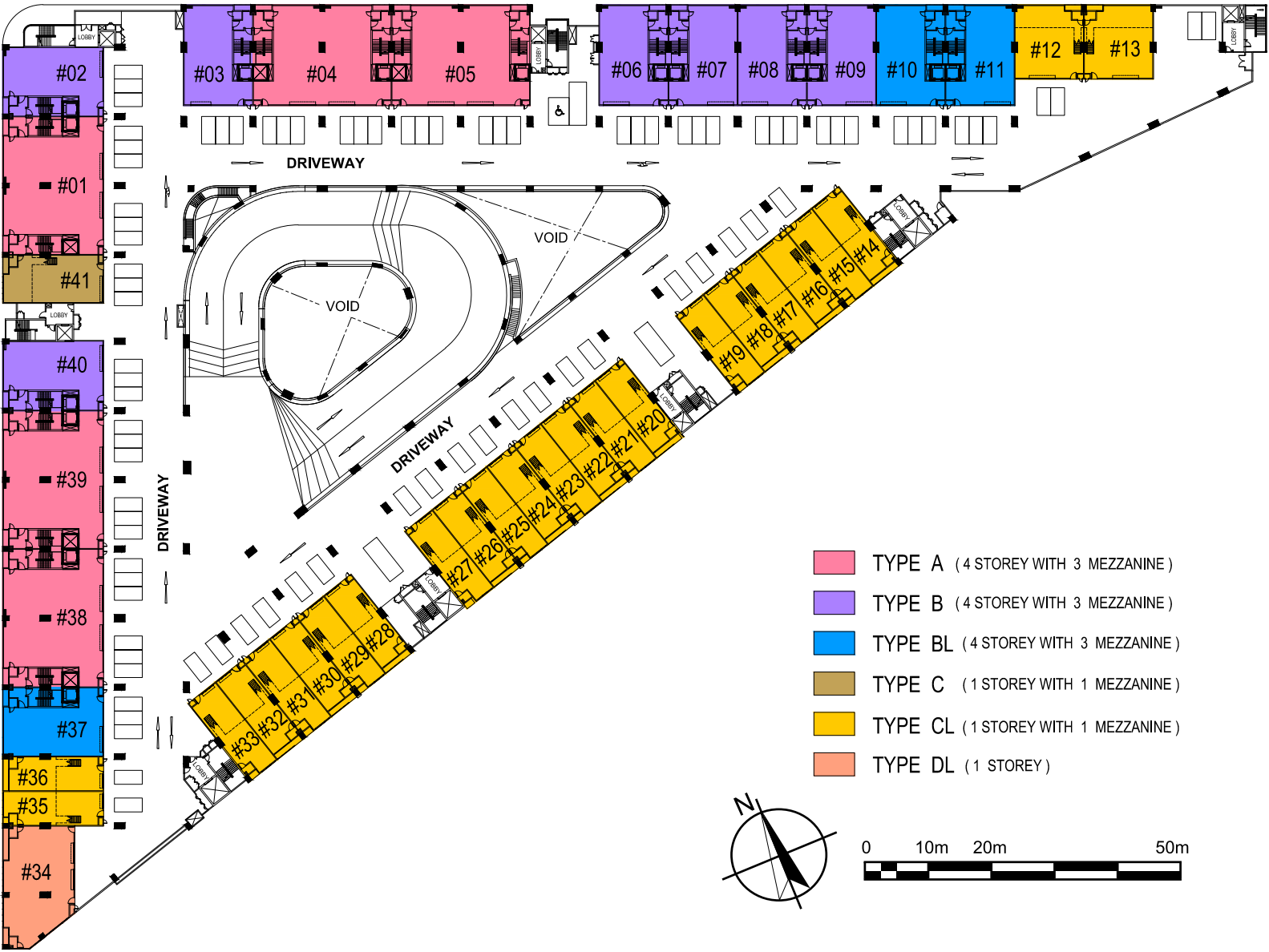
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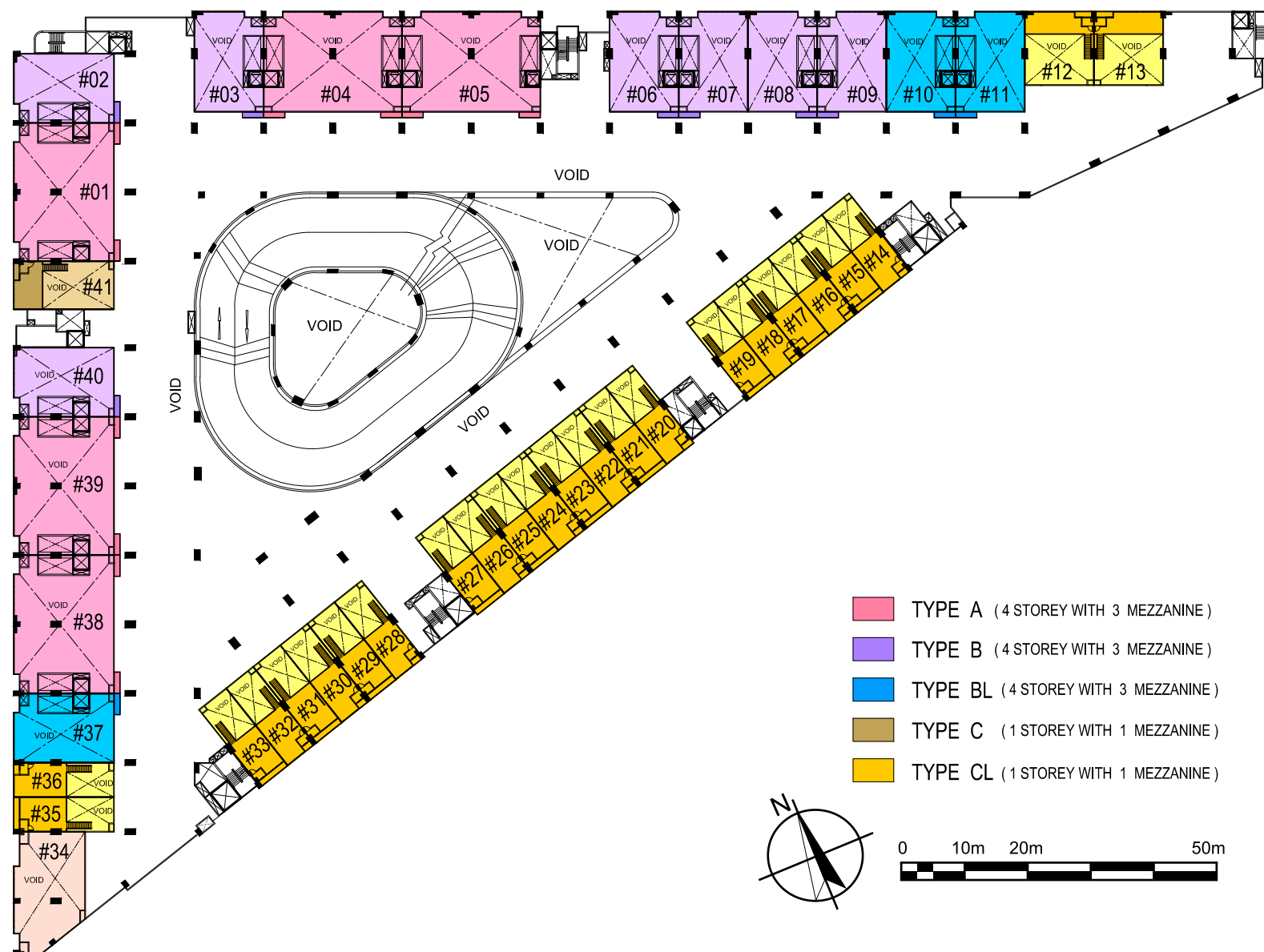
3rd Mezzanine Plan

4th Storey Plan



UNIT	AREA (sqft)
04-12	3,283
04-13	3,283
04-14	2,196
04-15	2,196
04-16	2,196
04-17	2,196
04-18	2,196
04-19	2,196
04-20	2,196
04-21	2,196
04-22	2,196
04-23	2,196
04-24	2,196
04-25	2,196
04-26	2,196
04-27	2,196
04-28	2,196
04-29	2,196
04-30	2,196
04-31	2,196
04-32	2,196
04-33	2,196
04-34	5,038
04-35	2,239
04-36	2,239
04-41	3,122

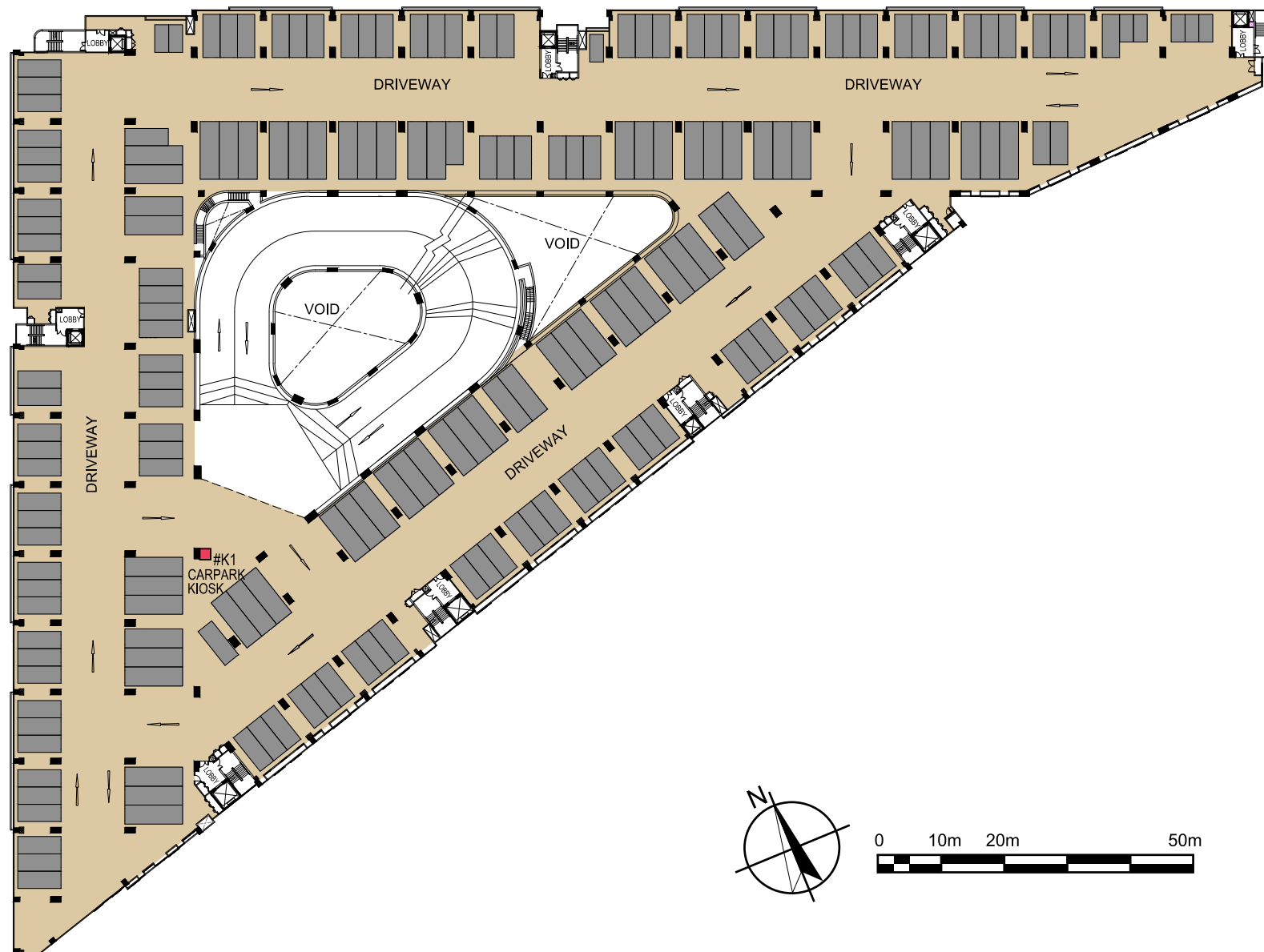
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4th Mezzanine Plan

5th Storey Plan

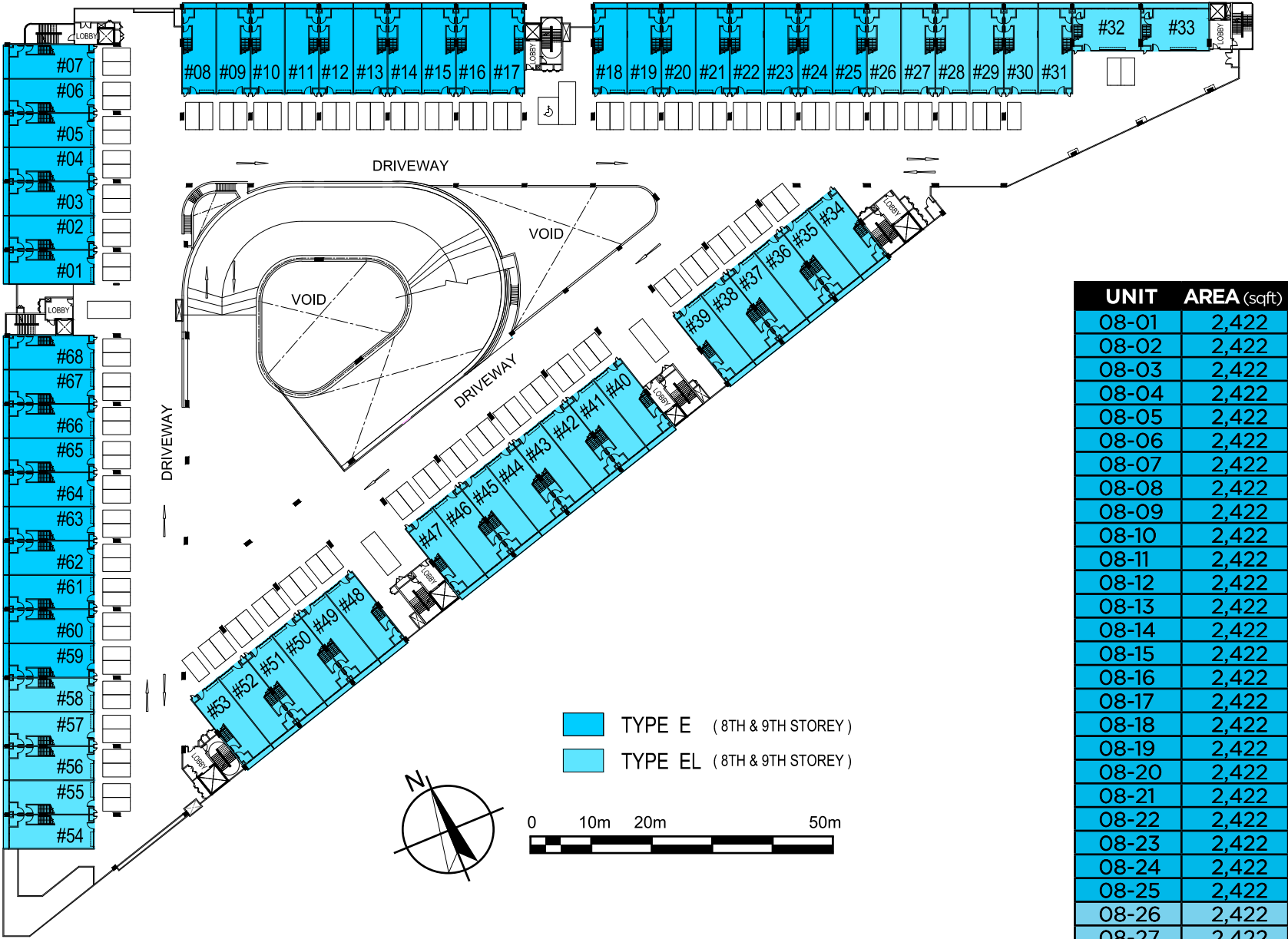


UNIT	AREA (sqft)
05-k1	154,322



Areas include Ancillary office, A/C ledge, void and lift pit, where applicable.

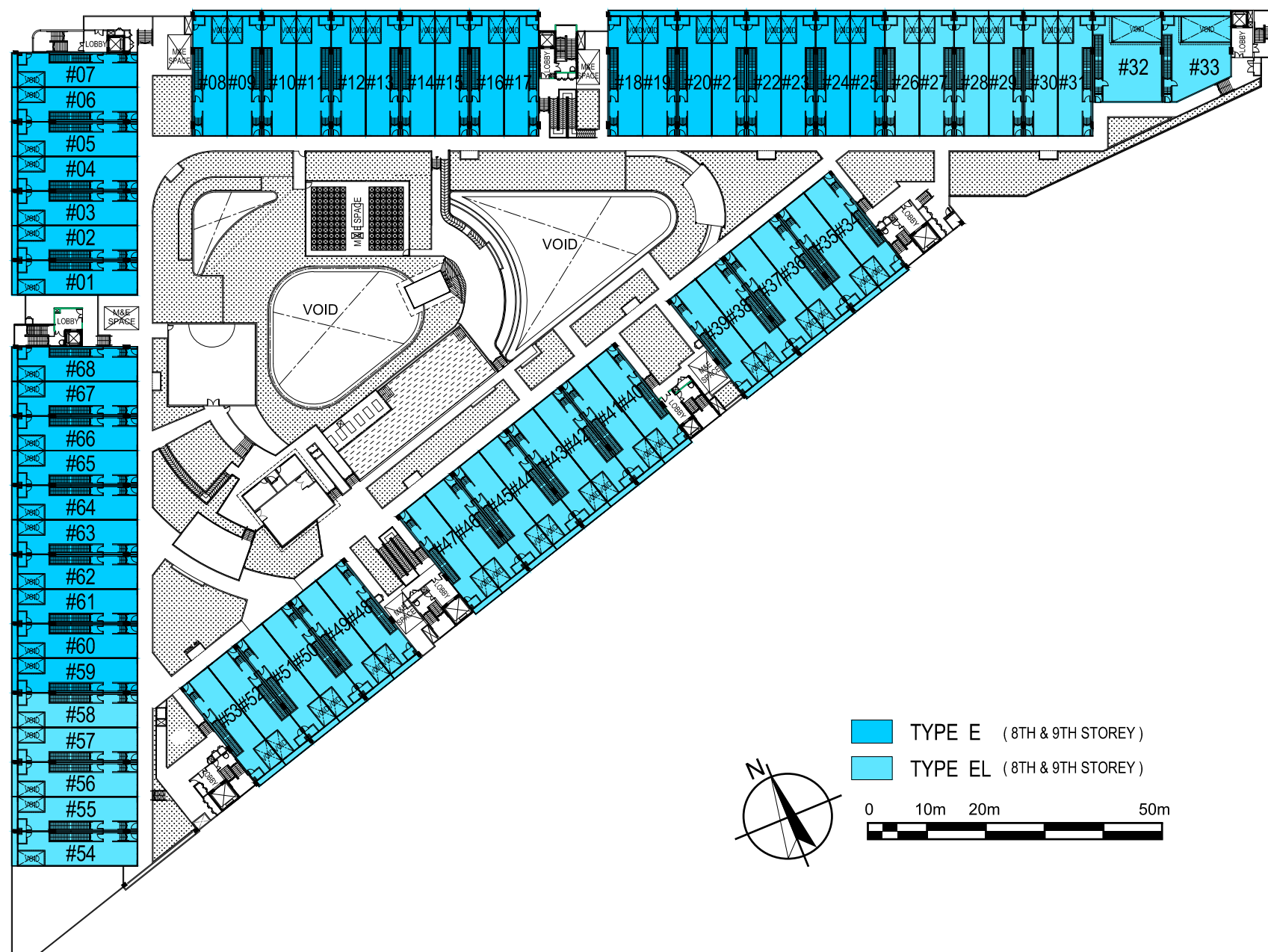
8th Storey Plan



UNIT	AREA (sqft)
08-29	2,422
08-30	2,422
08-31	2,422
08-32	3,122
08-33	2,895
08-34	2,422
08-35	2,422
08-36	2,422
08-37	2,422
08-38	2,422
08-39	2,422
08-40	2,422
08-41	2,422
08-42	2,422
08-43	2,422
08-44	2,422
08-45	2,422
08-46	2,422
08-47	2,422
08-48	2,422
08-49	2,422
08-50	2,422
08-51	2,422
08-52	2,422
08-53	2,422
08-54	2,422
08-55	2,422
08-56	2,422
08-57	2,422
08-58	2,422
08-59	2,422
08-60	2,422
08-61	2,422
08-62	2,422
08-63	2,422
08-64	2,422
08-65	2,422
08-66	2,422
08-67	2,422
08-68	2,422

UNIT	AREA (sqft)
08-01	2,422
08-02	2,422
08-03	2,422
08-04	2,422
08-05	2,422
08-06	2,422
08-07	2,422
08-08	2,422
08-09	2,422
08-10	2,422
08-11	2,422
08-12	2,422
08-13	2,422
08-14	2,422
08-15	2,422
08-16	2,422
08-17	2,422
08-18	2,422
08-19	2,422
08-20	2,422
08-21	2,422
08-22	2,422
08-23	2,422
08-24	2,422
08-25	2,422
08-26	2,422
08-27	2,422
08-28	2,422

Areas include Ancillary office, A/C ledge, void and lift pit, where applicable.



Areas include Ancillary office, A/C ledge, void and lift pit, where applicable.

9th Storey Plan

Specifications

1. Structure
Reinforced concrete structure and/ or structural steelwork to Structural Engineer's detail and/ or design.
2. Walls
Precast concrete panel and/ or reinforced concrete and/ or brick/ block wall and/ or glass panels.
3. Roof
 - 3.1 Reinforced concrete with waterproofing and/ or insulation
 - 3.2 Metal roof with insulation
 - 3.3 Glass roof
4. Ceiling
Skim coat and/ or emulsion paint finish to exposed concrete surfaces and/ or false ceiling.
5. Windows
Aluminum framed glass windows and/ or fixed glass panels.
6. Doors
Metal door and/ or framed/ frameless glass door and/ or timber door.
7. Floorings
 - 7.1 Power float concrete with hardener to units and driveway
 - 7.2 Stone and/ or homogenous tiles to lift lobbies
 - 7.3 Cement and sand screed finish to staircases, M&E rooms and other common areas
8. Wall
 - 8.1 Cement and sand plastering and/ or skim coat with emulsion paint finish to units, canteen and other common areas
 - 8.2 Cement and sand plastering and/ or skim coat with spray textured finish and/ or weather shield paint to the external wall where applicable
 - 8.3 Homogeneous tiles to toilet walls (up to false ceiling)
9. Sanitary Installation
Plumbing & sanitary installation will be provided in accordance with statutory requirement.
10. Additional Items

Usage	Live Load (kN/m2)
1 st Storey:	
Production	15.0
Driveway & Ramp	10.0
2 nd to 7 th Storey:	
Production	10.0
Driveway & Ramp	10.0
8 th to 9 th Storey:	
Production	7.5
Driveway & Ramp	10.0
11. Floor to Floor Heights

1 st to 4 th storey:	Approximately 6.00 m (each floor)
5 th to 7 th storey:	Approximately 5.50 m (each floor)
8 th to 9 th storey:	Approximately 4.75 m (each floor)
Mezzanine floor:	Approximately 2.90 m

12. Electrical Installation

12.1	Type A:	600amps 3 Phase
12.2	Type B/ BL:	300amps 3 Phase
12.3	Type C:	60amps 3 Phase
12.4	Type CL	
	i) Level 1 & 2 - Unit #14 to #33:	60amps 3 Phase
	ii) Level 3 & 4 - Unit #14 to #36:	60amps 3 Phase
	iii)Level 2 to 4 - Unit #12 & #13:	80amps 3 Phase
12.5	Type D/ DL	
	i) Level 2 to 4 - Unit 34:	80amps 3 Phase
	ii) Level 6 & 7 - Unit #01 to #26, #28 to #34:	60amps 3 Phase
	iii)Level 6 & 7 - Unit #27:	80amps 3 Phase
12.6	Type E/ EL	60amps 3 Phase

Note: Isolator for unit types A&B/ BL are provided at 1st storey and the respective occupant shall provide their own distribution to serve the other floors of the units.

13. Lifts

- 13.1 03 nos common services/ fire lifts
- 13.2 05 nos common passenger/ fire lifts
- 13.3 15 nos private passenger lifts for selected units' internal use only

14. Fire Protection

Fire protection system provided in accordance with statutory requirements.

15. Mechanical Ventilation

Mechanical ventilation system is provided to designated areas in compliance with statutory requirements.

16. Lightning Protection

Lightning protection system provided in accordance with prevailing code of practice.

17. Air-Con Ledge

All factory units are provided with A/C Ledge only.

18. Waterproofing

Waterproofing will be provided to all toilets.

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Name of Developer: GOLDPRIME LAND PTE LTD • Tenure: 30 YEARS FROM 20 MARCH 2015 • Lot No: LOT 29654N on MK 29 at TAMPINES NORTH DRIVE 1 • Address: 1 Tampines North Drive 1 Singapore 528559
• Expected Date of Vacant Possession: 31 JAN 2019 • Expected Date of Legal Completion: 31 JAN 2022 • Building Approval No: A0743-14723-2015-BP01 dated 2 February 2016

Specifications

Developed by
GOLDPRIME LAND PTE LTD
(A joint venture between Lian Beng Group Ltd and Oxley Holdings Ltd)



聯明集團有限公司
LIAN BENG GROUP LTD

