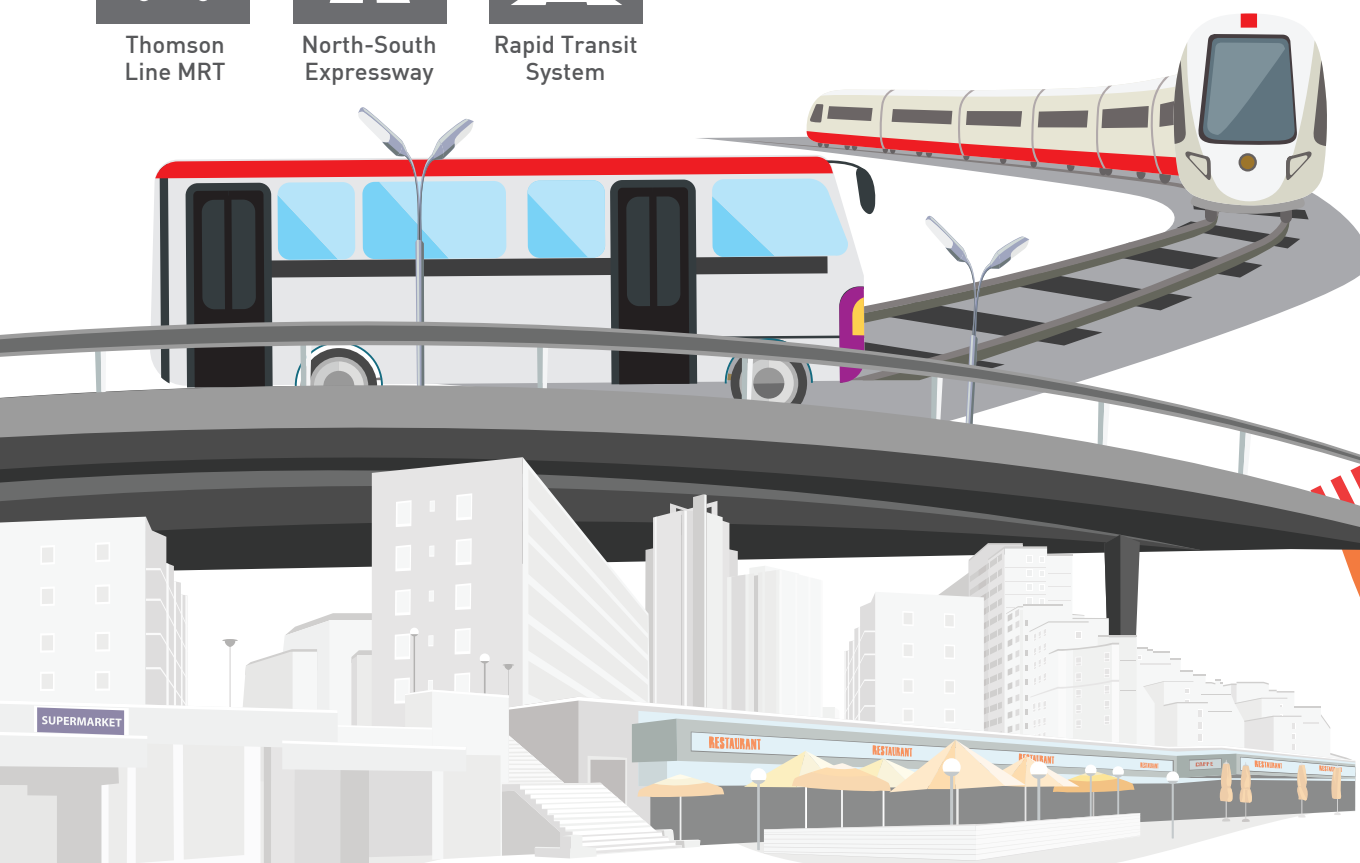




**MEGA**  
@WOODLANDS

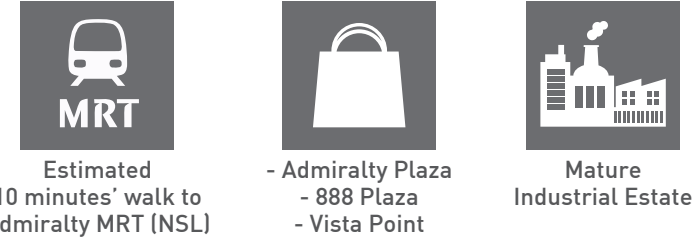
# Woodlands, the Next Regional Centre

Earmarked by URA as the next area to be developed into a regional centre, Woodlands is poised to become a vibrant hub of economic activity with its substantial population catchment, industrial clusters as well as its ample retail and recreational facilities. Woodlands currently enjoys excellent transport connectivity as it is served by the North South Line (MRT) and Seletar Expressway (SLE), all of which will be further enhanced by upcoming transport developments.



## MEGA, Remarkably Located

Located within close proximity to Woodlands Regional Centre, businesses at Mega can utilise the ease of transport accessibility to facilitate their growth and development. The exceptional location of Mega is one factor why it should be your choice acquisition.



(Map not drawn to scale)





# MEGA

@WOODLANDS

MEGA is the latest addition to the growing number of industrial developments in the North. With a total of 512 units, MEGA offers an extensive range of B1/B2 units of varying sizes and layouts to cater to different business needs. Designed with the needs of both traditional industrial users and modern entrepreneurs in mind, its prominent architectural features and long frontage along Woodlands Avenue 12 makes it an iconic development in the area.



# MEGA VALUE

ALL UNDER ONE ROOF

## MEGA Specs

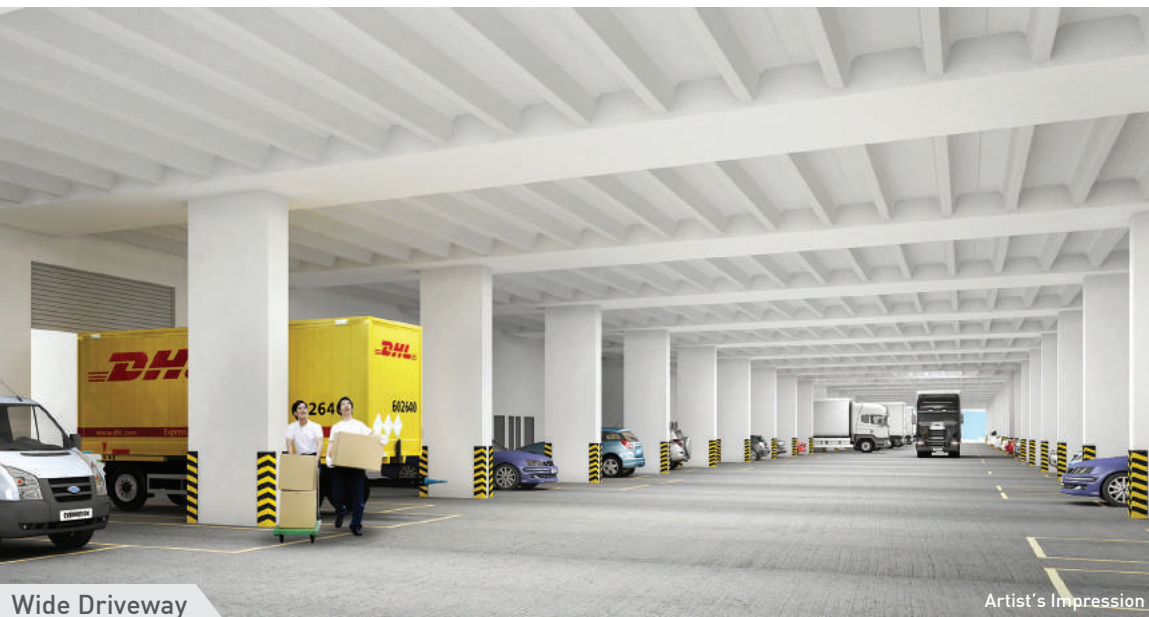
- B1/B2 Factory Units
- Ramp Up/Flatted
- 20/40 Ft Container Access
- Fibre Optic Ready
- Gully Trap
- 830 Carpark Lots
- 300 Lorry Lots
- Container Parking Lots
- Heavy Vehicle Parking
- 5.95m Floor To Floor
- Semi-D Concept Units
- Landscape Units
- Dual Entrance Units
- Wide Driveway
- Greenmark Gold

## MEGA Life

- 3 Sky Gardens
- 2 Pavilions
- 2 BBQ Pits
- 2 Outdoor Fitness Stations
- Gym
- Shower Facilities
- Jogging Trail
- Minimart
- Clinic
- 2 Canteens
- Water Feature
- Landscape
- Park Connector

## MEGA Work

- Business Centre (Sky Lounge)
  - Meeting Rooms
  - Board Room
  - Conference Room
  - Discussion Room
  - Reception Lobby
  - Refreshment Corner



Wide Driveway



Drop Off Point/Canteens



Minimart



Park Connector



BBQ Pits



Conference Room



# Sky Garden

## Live MEGA, Under Open Skies

The Sky Garden, with its lush landscaping and BBQ pits, offers the perfect environment for friends and colleagues to unwind after a hard day of work. Equipped with a jogging trail and outdoor fitness stations, it also allows you to maintain a healthy lifestyle amidst a busy work schedule. Meanwhile, the garden's unique water feature will provide some serenity over the hustle and bustle and ensure that you always have a space for your thoughts.



Pavilion

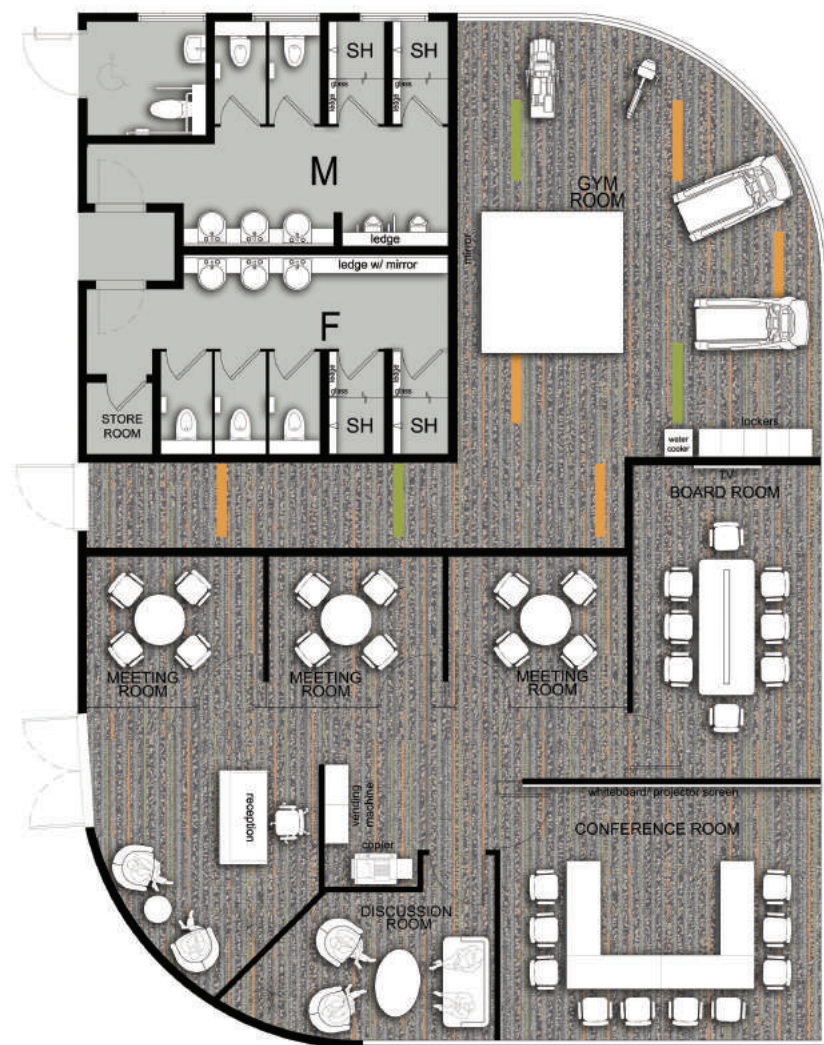


- 1 Main Entrance
- 2 Proposed Pedestrian Access
- 3 Drop Off Point
- 4 Sky Gardens
- 5 Pavilions
- 6 BBQ Pits
- 7 Outdoor Fitness Stations
- 8 Jogging Trail
- 9 Water Feature
- 10 Canteens
- 11 Minimart, Clinic
- 12 Sky Lounge
  - Meeting Rooms
  - Board Room
  - Conference Room
  - Discussion Room
  - Reception Lobby
  - Refreshment Corner

# Sky Lounge

## Work MEGA, Play MEGA

Located on the 8th level, the Sky Lounge features a dedicated business centre with several meeting rooms of different capacities as well as a gym with shower facilities. It is the perfect space for work-life balance.



Reception Area

Artist's Impression



Gym

Artist's Impression



Sky Lounge

Artist's Impression



1ST STOREY PLAN

Floor Loading: 12.5 kN/m2  
Floor to floor height: 5.95m



2ND STOREY PLAN

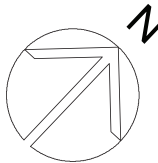
Floor Loading: 12.5 kN/m2  
Floor to floor height: 5.95m





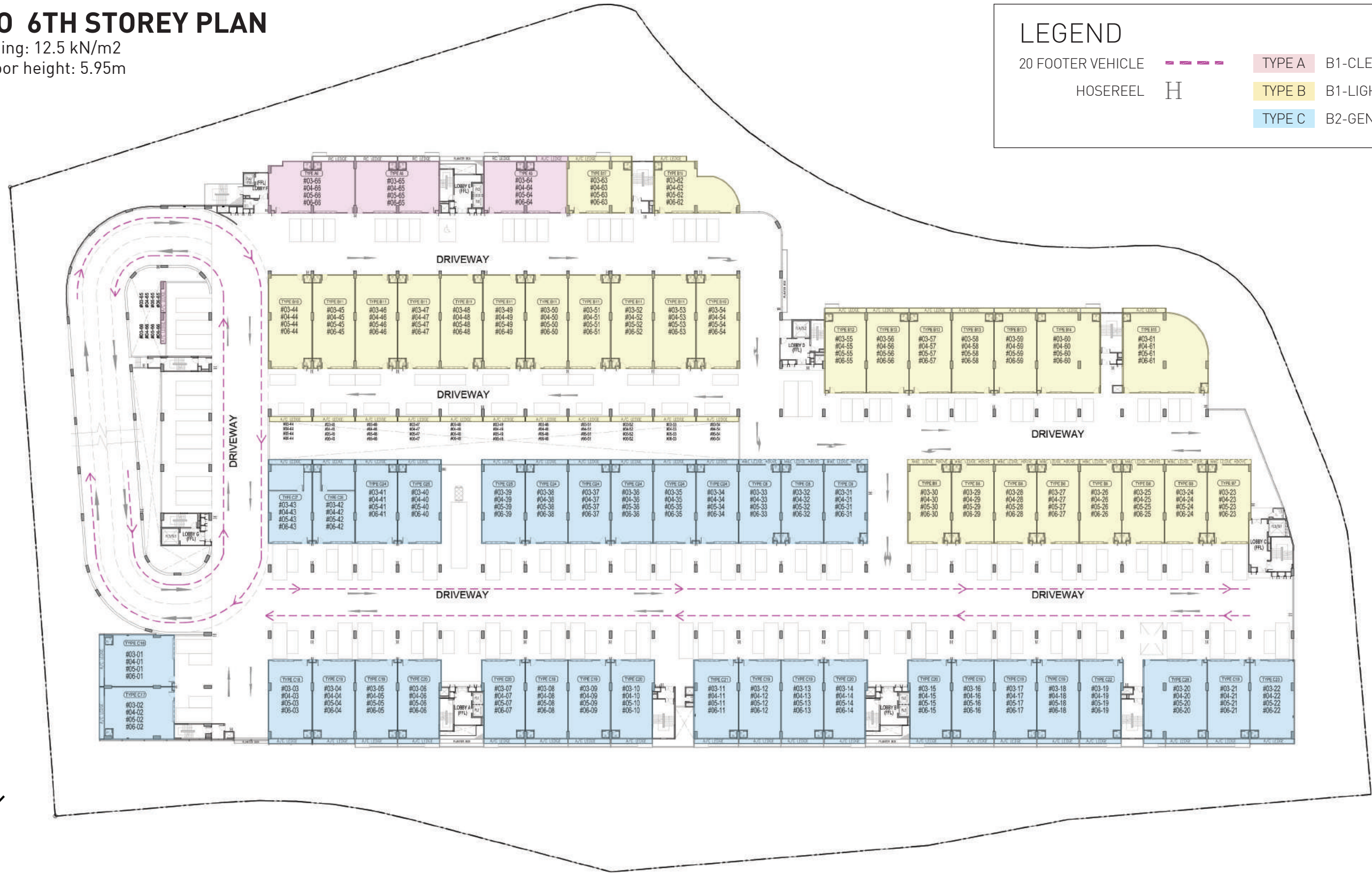
3RD TO 6TH STOREY PLAN

Floor Loading: 12.5 kN/m2  
Floor to floor height: 5.95m



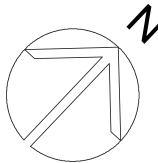
LEGEND

- 20 FOOTER VEHICLE - - - - -
- HOSEREEL H
- TYPE A B1-CLEAN
- TYPE B B1-LIGHT
- TYPE C B2-GENERAL



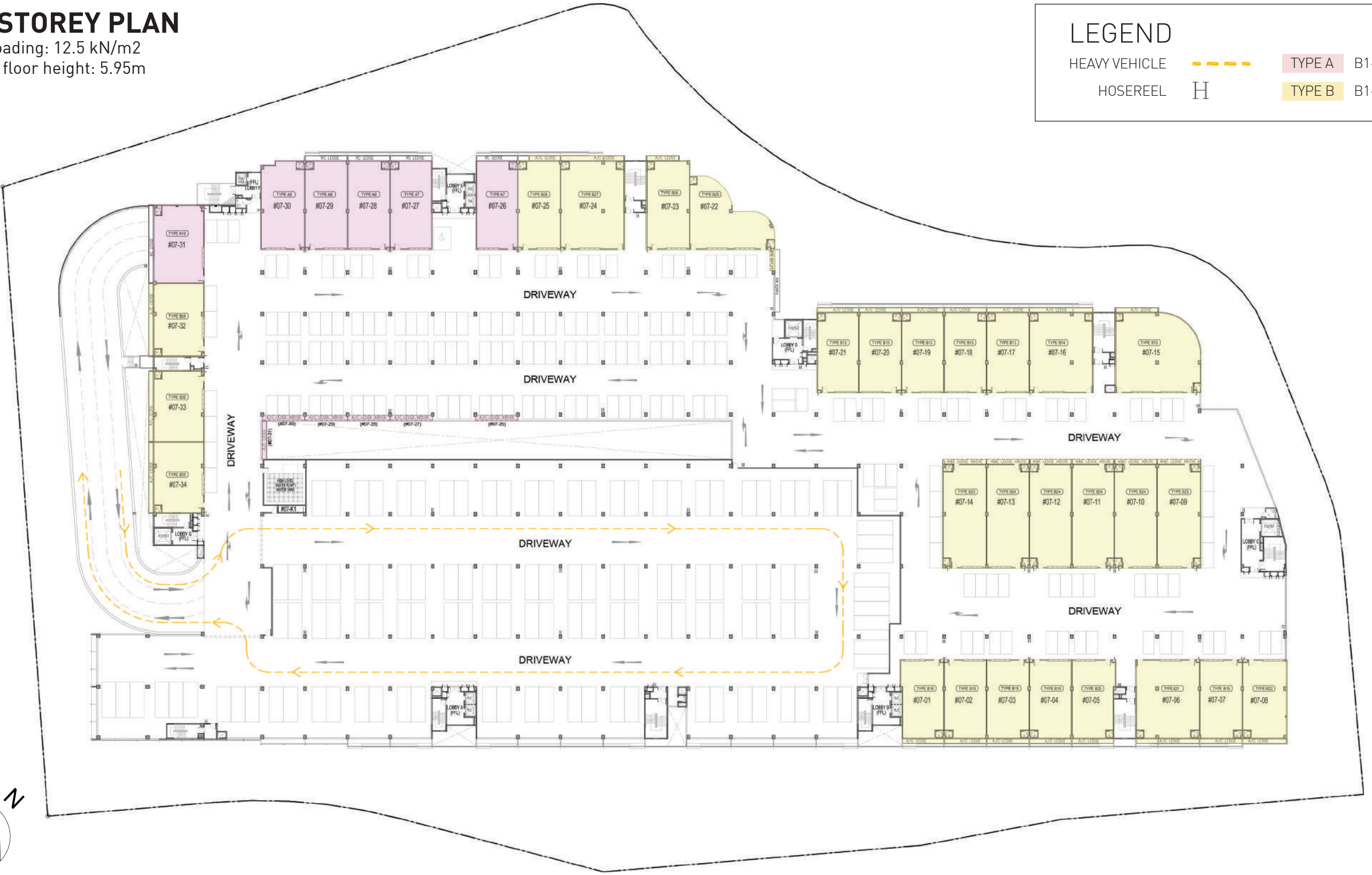
7TH STOREY PLAN

Floor Loading: 12.5 kN/m2  
Floor to floor height: 5.95m



LEGEND

- HEAVY VEHICLE - - - - -
- HOSEREEL H
- TYPE A B1-CLEAN
- TYPE B B1-LIGHT





8TH STOREY PLAN

Floor Loading: 7.5 kN/m2  
Floor to floor height: minimum 4.0m  
to underside of metal roof



WEE HUR DEVELOPMENT

Wee Hur Development Pte Ltd, the lead developer of Mega@Woodlands, is the property development arm of Wee Hur Holdings Ltd, a publicly listed company with the Singapore Stock Exchange. Its core businesses lie in property development, construction and worker dormitories.

Since its inception in 2009, Wee Hur Development Pte Ltd has built up an impressive track record. Its maiden development project, Harvest@Woodlands, a 469 unit strata-titled industrial development was completed in 2012. Its second industrial development, Premier@Kaki Bukit which comprises 482 strata-titled units was completed in 2014. It has also developed several residential projects in Singapore such as Parc Centros, a 618 unit condominium development at the junction of Punggol Central and Punggol Place, and Urban Residences in Paya Lebar.

Parc Centros was awarded the Green mark Gold<sup>Plus</sup> Award by Building and Construction Authority (BCA) whereas Urban Residences was awarded the Quality Mark “Star” rating by BCA which is the highest rating under the Quality Mark Tiered Rating System. Such awards reflect its commitment to quality and sustainability.





Developed by:



WEE HUR (WOODLANDS 12) PTE LTD

Marketed by:



Estate Agent Lic. No: L3009018D

Hotline:

8118 8882

Disclaimer:  
The information, specifications and plans contained herein are subject to change /amendment as may be required and/or approved by the Developer and/or the authorities and cannot form part of an offer or contract. While every reasonable care had been taken to prepare this information, specifications and plans, the Developer or its agency cannot be held responsible for any inaccuracy. Visual representations, illustrations, photographs, graphic representations, sales models, showflat displays, pictures and other art renderings are the artist's impressions only and are not to be regarded or relied upon as statements and representations of fact. Further, they are subject to amendment depending what is approved by the authorities. All statements and information are believed to be correct at the time of publication but are not to be regarded as statement or representation of facts. The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the Purchaser and supersedes and cancels in all respects of all previous presentations, warranties, promises, inducements or statement of intention, whether written or oral by the Developer and/or Developer's agent which are not embodied in the Sale and Purchase Agreement.

Developer:	Wee Hur (Woodlands 12) Pte Ltd
Building Plan No.:	A0743-14707-2014-BP01
Expected T.O.P Date:	30 June 2018
Tenure:	30 years from 29 September 2014
Legal Description:	MK13 on Lot 06042W Woodlands Close (Woodlands Planning Area)
Expected Date of Legal Completion:	30 June 2021