



NORDCOM II

Seamless connectivity. Superior infrastructure.

Strategically positioned between Woodlands Regional Centre and Seletar Regional Centre, Nordcom Two is set to benefit from the URA's Master Plan 2014 for Regional Centres to serve as vibrant liveable hubs for business and recreation. The growth of Woodlands – envisioned to anchor the development of the North Coast Innovation Corridor – will bring fresh retail and employment options closer to home, turning Woodlands into a conduit for increased economic and human activity.

Expect enhanced connectivity via the upcoming Thomson-East Coast Line and future City Direct service (planned for Sembawang), alongside the future cross-border rail link to Johor Bahru – Woodlands is set to rise to prominence as Singapore's Northern Gateway.





Rest and relax at the tranquil sky garden.

Nordcom Two comes with a thoughtful range of facilities to segregate work and play. Housed in separate segments within the landscaped rooftop garden, hold outdoor meetings at the meeting pods, or host company gatherings and enjoy bonding with the team at the BBQ pavilions. A welcome respite from the demands of work can be found at the basketball court and 50m swimming pool, while the on-site childcare centre offers an added benefit for those with young children.



Prime business space for the strategic enterprise.

Nordcom Two offers a selection of ramp-up, flatted and 3-storey factory units with sizes from 1,636 sq ft to 5,888 sq ft. All units are built to suit your requirements and designed with natural lighting and ventilation in mind.

3-STOREY FACTORY
Private Lift
(Floor-to-Floor Height: 6m)



Artist's Impression



NORDCOM II

SKY GARDEN
Level 10

FLATTED FACTORY
Level 6 - 10
(Floor-to-Floor Height: 4.5m)

NORDCOM II

CARPARK
Level 5

RAMP-UP FACTORY
Level 1 - 4
(Floor-to-Floor Height: 6m)



RAMP-UP FACTORY

The Ramp-Up Factory units on Levels 1-4 offer high floor-to-floor heights of up to 6m. These units allow weight allowances of up to 12.5kN/m², and easily accommodate up to 20-footer rigid frame trucks.

FLATTED FACTORY

The Flatted Factory units on Levels 6 - 10 offer floor-to-floor heights of up to 4.5m. These units allow for floor loading of up to 7.5kN/m², and can be used for supporting office operations as well as manufacturing, assembly and associated storage.

3-STOREY FACTORY

The 3-Storey Factory units offer high floor-to-floor heights of up to 6m and three levels of self-contained space, with selected units providing direct access through Levels 1-3. All units come with private lift access and boasts weight allowances of up to 12.5kN/m².



A location selected for its advantage and efficiency.

Located between Gambas Avenue and Gambas Crescent, Nordcom Two possesses excellent locational advantages:

- 2 minutes' drive to North-South Expressway (NSE)
- Close proximity to Sembawang, Yishun and upcoming Canberra MRT stations
- Near industrial clusters such as Woodlands Regional Centre, Seletar Regional Centre and Seletar Aerospace Park
- Excellent accessibility to city centre and Iskandar Malaysia via future Johor Bahru Rapid Transit System's (JB-RTS) integration with upcoming Thomson-East Coast Line (TEL)

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Developer: Grow-Tech Properties Pte Ltd • Co. Registration No.: 199507043Z • Tenure: Leasehold 30 years from 20 Jan 2014 • Location: Mk 13 Lot 6137N at Gambas Crescent • Expected Vacant Possession Date: 31 December 2018 • Expected Legal Completion Date: 31 December 2021

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