

WOODLANDS CONNECTION

PROJECT DETAILS	
Project Name	Woodlands Connection
Location	Woodlands Sector 2
Developer	Yee Lee Development Pte Ltd
Type of Development	Proposed erection of 2-storey multiple-user terrace factory with mezzanine floor on 1 st storey comprising 8 units light industrial factories and 18 units general industrial factories
District	25
Tenure	20 years leasehold commencing from 19 September 2016
Site Area	13,542 sqm / 145,765 sqft (approx.)
Plot Ratio	1.4
Maximum Permissible GFA	18,959 sqm / 204,073 sqft (approx.)
Features:	<ul style="list-style-type: none"> • Standard sized units from 4,693 sqft • Each unit come with a Mezzanine Level for Ancillary Office use and roller shutters on the 1st storey • High floor loading • High floor-to-floor height • Void at the entrance of the unit to allow goods to be hoisted up to the 2nd storey.

Technical Specifications (Light Industrial Units)				
Unit No		24, 26, 40, 42	30, 32, 34	28
Allowable Floor Loading	1 st floor	25kN/m ²	25kN/m ²	25kN/m ²
	Mezzanine (Ancillary office)	5kN/m ²	5kN/m ²	5kN/m ²
	2 nd floor	15kN/m ²	15kN/m ²	15kN/m ²
Floor to Floor Height	1 st floor	4.5m	4.5m	4.5m
	Mezzanine (Ancillary office)	3.3m	3.3m	3.3m
	2 nd floor	6.0m	6.0m	6.0m
Electrical Installation		150 Amps 3 Phase	150 Amps 3 Phase	300 Amps 3 Phase

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Technical Specifications (General Industrial Units)			
Unit No		6 to 22, 44 to 56, even no. only	36, 38
Allowable Floor Loading	1 st floor	25kN/m2	25kN/m2
	Mezzanine (Ancillary office)	5kN/m2	5kN/m2
	2 nd floor	20kN/m2	20kN/m2
Floor to Floor Height	1 st floor	4.5m	4.5m
	Mezzanine (Ancillary office)	3.3m	3.3m
	2 nd floor	7.8m	7.8m
Electrical Installation		150 Amps 3 Phase	200 Amps 3 Phase