

The logo for Woodlands Connection is centered within a dark brown horizontal bar. The word "WOODLANDS" is in a white, bold, sans-serif font. A small red dot is positioned above the letter "A" in "LANDS". Below "WOODLANDS", the word "CONNECTION" is written in a smaller, white, sans-serif font.

WOODLANDS
CONNECTION

iDEAL POSITION

FOR GROWTH IN THE NORTH



Situated in the epicentre of commercial growth in the northern part of Singapore, Woodlands Connection places your business in a strategic position for growth. Located within Woodlands Sector 2, it is extremely accessible via the North-South MRT Line, the new North-South Expressway and the upcoming Thomson-East Coast MRT Line. Its proximity to Johor Bahru and Woodlands Town Centre gives you an edge over others in convenience.



Woodlands Connection presents modern factory units that are suitable for businesses in carpentry, furniture manufacturing, automotive servicing as well as production equipment and machinery servicing.



CONVENIENCE AT YOUR DOORSTEP

By Car

Close proximity to the upcoming North-South Expressway, Woodlands Connection saves you time in getting to the heart of Singapore.

The BKE and SLE are only a short 5-minute drive away, connecting you to the whole island seamlessly. Woodlands Checkpoint at your doorstep allows you to take advantage of the upcoming Iskandar Malaysia Development in Johor Bahru to expand your business.



By Train

Close proximity to Admiralty and Sembawang MRT stations, as well as the future Woodlands North MRT station, Woodlands Connection is convenient for you, your business partners, customers and staff.





IDEAL SPACE MADE FOR YOUR BUSINESS

Woodlands Connection comprises 8 units of Light Industrial and 18 units of General Industrial Spaces. Factories are modular in design and come with a Mezzanine Level for Ancillary Office use and Roller Shutters on the 1st Storey to facilitate accessibility and convenience. Each unit features high floor loading, floor-to-floor height and a void at the entrance of the unit to allow goods to be hoisted up the 2nd Storey. Provisions on the 2nd Storey are able to accommodate the installation of Overhead Travelling Cranes (maximum working load of 3 tonnes, details in the Guide for Fitting-Out Works) to facilitate operation efficiency.





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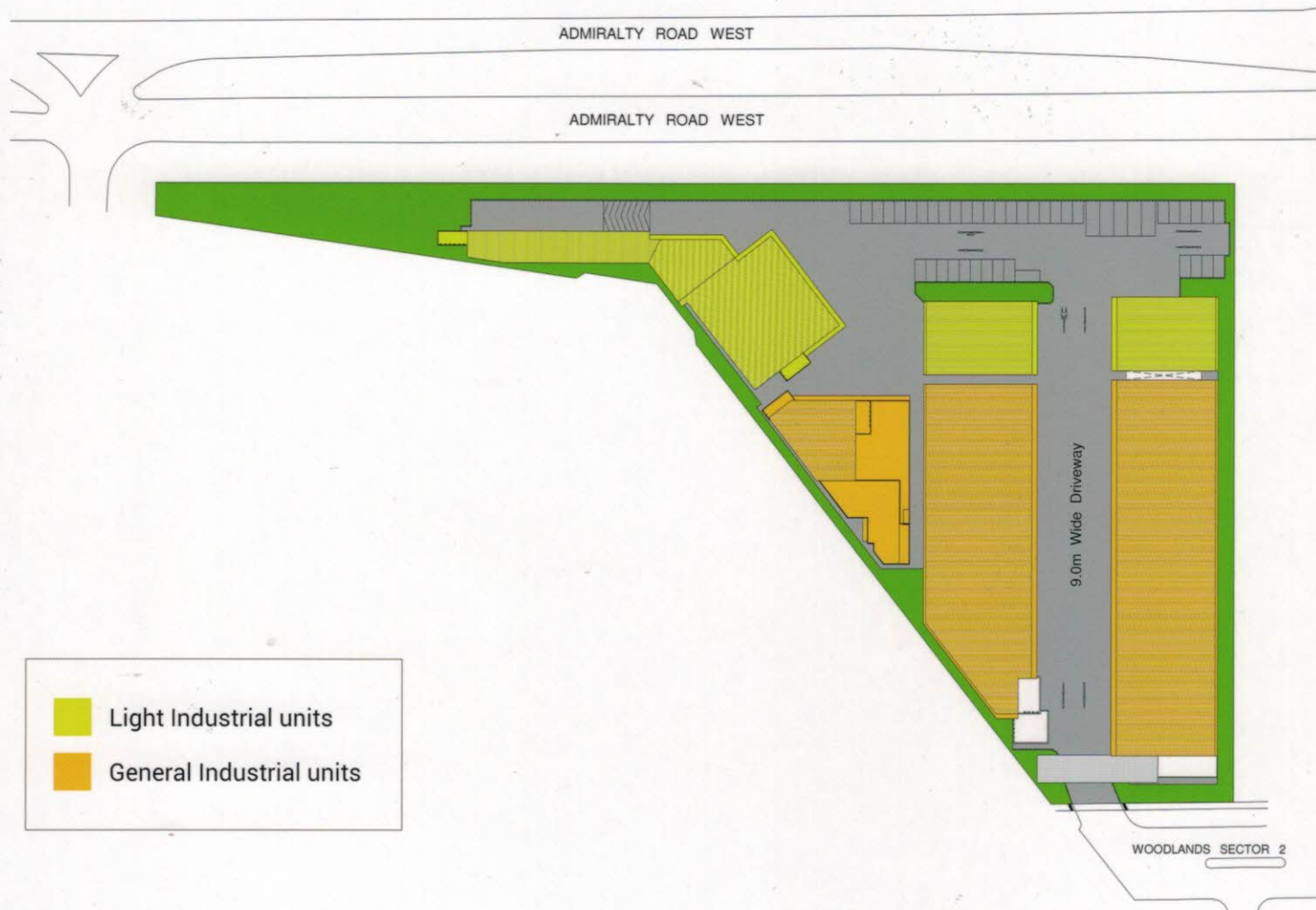


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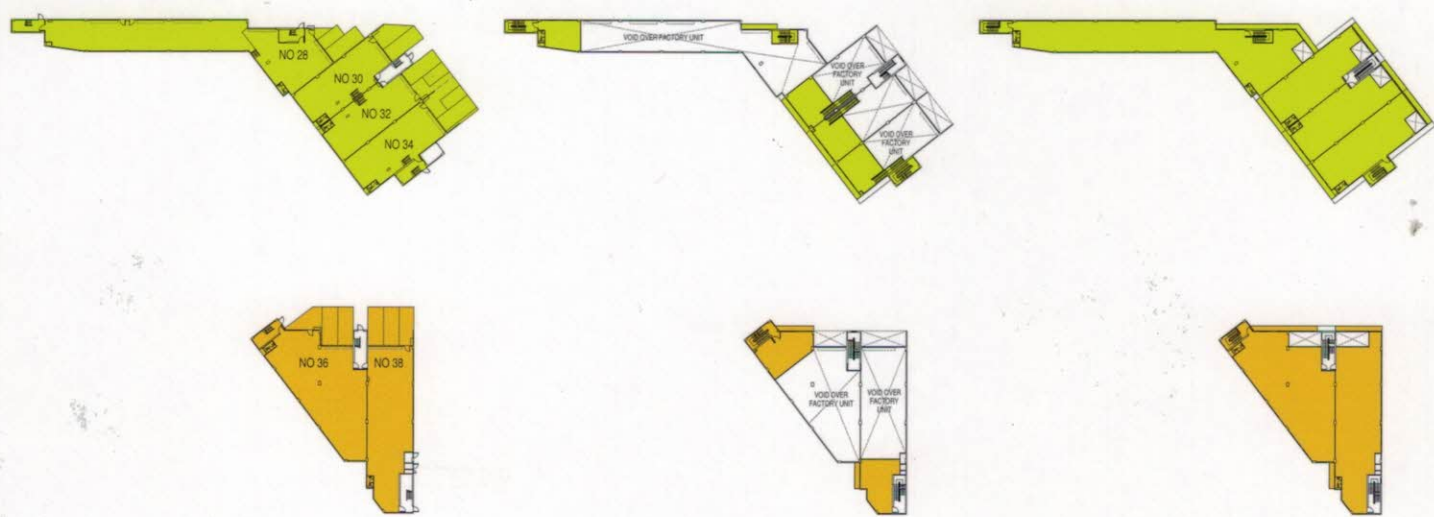
SITE MAP/FLOOR PLANS



1st Storey Plan

Mezzanine

2nd Storey plan





SPECIFICATIONS

| | | |
|----|---|---|
| 1 | FOUNDATION | Reinforced Concrete Piles Foundation/ Raft Foundation |
| 2 | STRUCTURE | |
| | a) 1st Storey | Reinforced Concrete flat slab |
| | b) Mezzanine and 2nd Storey | Reinforced Concrete frame with hollow core slab |
| | c) Maximum working load of 3 tonnes for any overhead travelling crane installed on the 2nd storey by the Purchaser. | |
| 3 | ROOF | |
| | a) Flat Roof | Reinforced concrete slab/ hollow core Slab with approved waterproofing system |
| | b) Pitched Roof | Metal roof with insulation |
| 4 | EXTERNAL WALLS | Masonry wall or Precast panel wall with plastering and emulsion paints / Metal panels to selected elevation |
| 5 | INTERNAL WALL | Skim coat / Plastering with emulsion paint |
| 6 | UNIT FLOOR FINISHES | Power Float finish to Concrete Floor with Hardener |
| 7 | WINDOWS | Aluminium frame window with reflective glass |
| 8 | DOORS | Metal doors/Roller shutters |
| 9 | TOILET | Selected floor and wall tiles |
| 10 | LIGHTNING PROTECTION SYSTEM | Lightning Protection System in compliance with statutory requirements. |
| 11 | TELECOMMUNICATION SYSTEM | Telephone Point and SCV Point Provided |
| 12 | FIRE PROTECTION | Sprinkler System, Hydrants, Hose reel, Fire Alarm System in compliance with Statutory Requirements. |

| | | | | |
|------------------------|------------------------------|---------------------------------|------------------|------------------|
| LIGHT INDUSTRIAL USE | | Unit No. | | |
| | | 24, 26, 40, 42 | 30, 32, 34 | 28 |
| 13 | ALLOWABLE FLOOR LOADING | | | |
| | 1st Storey | 25kn/m2 | 25kn/m2 | 25kn/m2 |
| | Mezzanine (Ancillary office) | 5kn/m2 | 5kn/m2 | 5kn/m2 |
| | 2nd Storey | 15kn/m2 | 15kn/m2 | 15kn/m2 |
| 14 | FLOOR TO FLOOR HEIGHT | | | |
| | 1st Storey | 4.5m | 4.5m | 4.5m |
| | Mezzanine (Ancillary office) | 3.3m | 3.3m | 3.3m |
| | 2nd Storey | 6.0m | 6.0m | 6.0m |
| 15 | ELECTRICAL INSTALLATION | 150 Amps 3 Phase | 150 Amps 3 Phase | 300 Amps 3 Phase |
| GENERAL INDUSTRIAL USE | | Unit No. | | |
| | | 6 to 22, 44 to 56 even no. only | 36, 38 | |
| 16 | ALLOWABLE FLOOR LOADING | | | |
| | 1st Storey | 25kn/m2 | 25kn/m2 | |
| | Mezzanine (Ancillary office) | 5kn/m2 | 5kn/m2 | |
| | 2nd Storey | 20kn/m2 | 20kn/m2 | |
| 17 | FLOOR TO FLOOR HEIGHT | | | |
| | 1st Storey | 4.5m | 4.5m | |
| | Mezzanine (Ancillary office) | 3.3m | 3.3m | |
| | 2nd Storey | 7.8m | 7.8m | |
| 18 | ELECTRICAL INSTALLATION | 150 Amps 3 Phase | 200 Amps 3 Phase | |

FOR ENQUIRIES, PLEASE CALL:

REA Realty Network Pte Ltd

CEA Licence Number: L3009026J

9889 3300

OrangeTee.com Pte Ltd

CEA Licence Number: L3009250K

8388 2662

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Developer: Yee Lee Development Pte Ltd • Address: 229 Mountbatten Road #02-24 Mountbatten Square Singapore 398007 • Contact No.: 6348 1211 • Fax No.: 6346 3033 • Legal Description: Lot 06221V Mk 13 At Woodlands Sector 2 • Tenure of Land: 20 years Leasehold commencing from 19th September 2016 • Expected TOP Date: 30 June 2018 • Expected Date of Legal Completion: 30 June 2021 • BP No.: A0644-01601-2016-BP01