

THE PASTEUR/ THE PASCAL



LEASE CONDITIONS

Asking Gross Rent (inclusive of service charge of \$2.20 psm pm)	\$21.53 psm pm (\$2.00 psf)
Lease Term	Standard lease term at 3 years with option to renew at revised terms and conditions for another 3 years

FACTS ON BUILDING & PREMISES

Building Address	16 Science Park Drive (Pasteur) 16A Science Park Drive (Pascal)
Type of Building	4-Storey type comprising of a total of 4 units per floor
Total Lettable Floor Area	6535.08 sqm (The Pasteur) 6689.98 sqm (The Pascal)

BUILDING SPECIFICATIONS

Unit type	Research units
Unit provisions	Research area, office area, male & female toilets, utility room, AHU room
Maximum Floor Loading	12.5 kN/sqm per floor
Column to Column Width	1 st storey - 14.2m X 28.8m per unit - 14.2m X 21.6m per unit 2 nd -4 th storey - 15.0m X 28.8m per unit
Floor to Ceiling Height	4.5m
Door Size	2.0m X 2.1m
Finishes	Floor – Cement Screed
Mechanical & Electrical Provisions	1 passenger cum service lift serving each floor (Lift door dimension: 1.7m (W) x 2.2m (H); Internal dimension: 2.65m (L) x 1.85m (B) x 2.4m (H))

No duct spaces provided

6 floor traps per unit; any waste disposal through floor traps require approval from ALPL and relevant government authorities

Carpark Allocation

Allocation based on 1 season pass per 100 sqm leased
50% of entitlement is free; other 50% is payable at \$60/lot/mth

For more information, please call the marketing agent, Ascendas Services Pte Ltd.

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- All the information contained herein is subject to change without prior notice.

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