

FOR SALE BY EXPRESSION OF INTEREST, CLOSING ON 2 FEB 2021, 3PM

# 94 & 96 MANDAI ESTATE

RARE FREEHOLD TERRACE FACTORY UNITS FOR SALE

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## KEY INVESTMENT HIGHLIGHTS



### SUPERIOR LOCATION

Strategically located in the heart of mandai estate industrial area, just 10-minute drive away from Woodlands Checkpoint



### EXCELLENT CONNECTIVITY

Well-connected by major roads and expressways including Woodlands Road, Mandai Road, Kranji Expressway (KJE) and Bukit Timah Expressway (BKE)



### RARE FREEHOLD TENURE

Long-term reassurance for owning rare sizable freehold factory units with Business 2 zoning



### EXCELLENT BUILDING SPECIFICATIONS

The properties offer excellent building specifications and ancillary office space, allowing for flexibility in industrial usage for industrialists



### 100% TENANTED

Both units are tenanted with leases expiring in Feb 2023



### POTENTIAL FOR REDEVELOPMENT

Buyers can have the option to redevelop the properties to maximise the allowable plot ratio

## LOCATION



## SITE PLAN



## PROPERTY DETAILS

Address	94 & 96 Mandai Estate, Singapore 729926 & 729927			
District Planning Area	25 Sungei Kadut			
Master Plan 2019 Zoning	Business 2 at Plot Ratio 2.5			
Tenure	Freehold			
Area Breakdown	Land Area		Built-up Area	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
94 Mandai Estate	524.2	5,642	730	7,858
96 Mandai Estate	771.4	8,303	871	9,375
Total	1,295.6	13,945	1,601	17,233
Occupancy	100% tenanted			
Floor Loading	1 <sup>st</sup> storey: 12 kN/m <sup>2</sup> 2 <sup>nd</sup> storey: 7.5 kN/m <sup>2</sup>			
Floor-to-Floor Height	1 <sup>st</sup> storey: 3.2 m / 6 m 2 <sup>nd</sup> storey: 4 m			

## CONTACT

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