

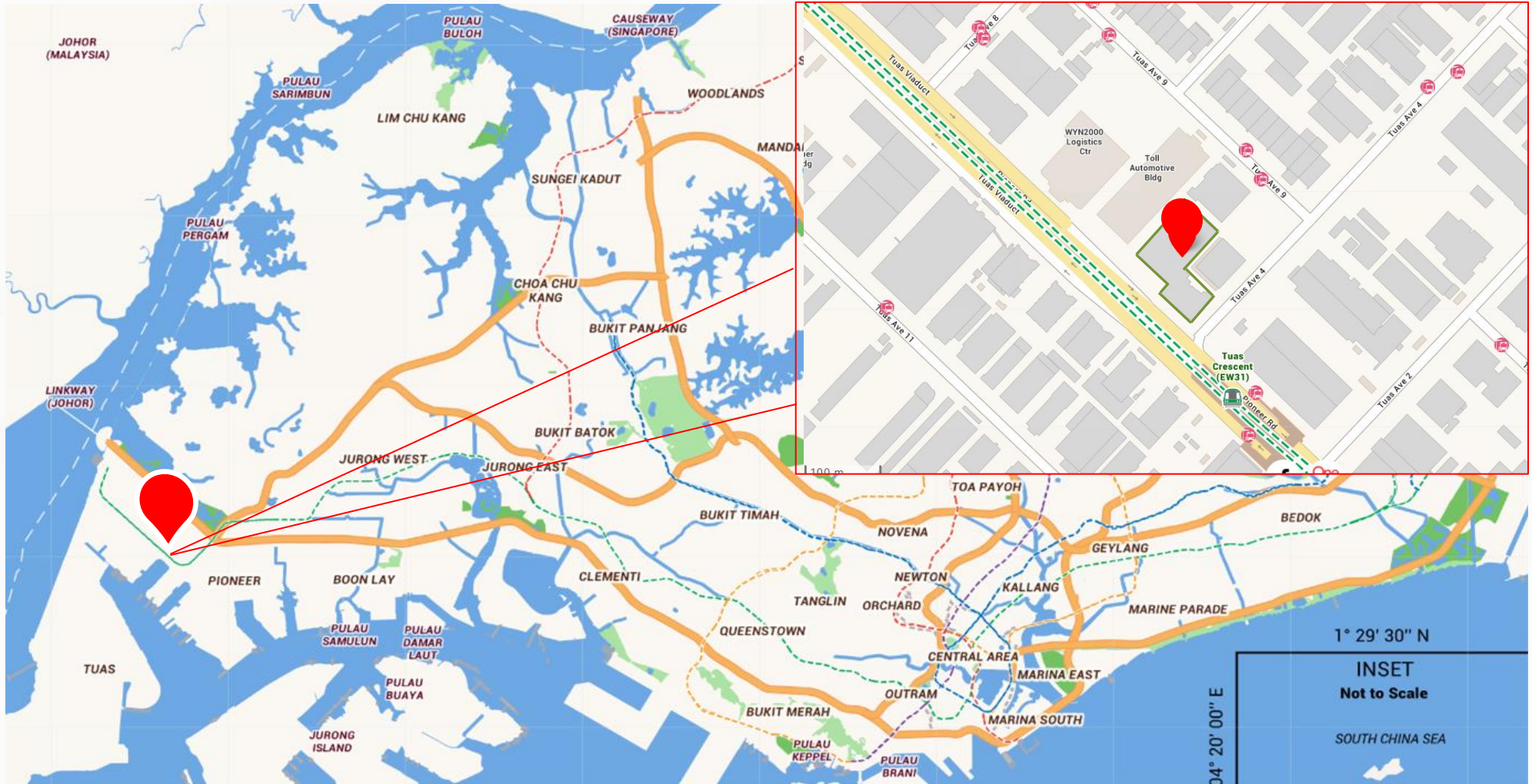


# Property Information

1 Tuas Avenue 4  
Singapore 639382

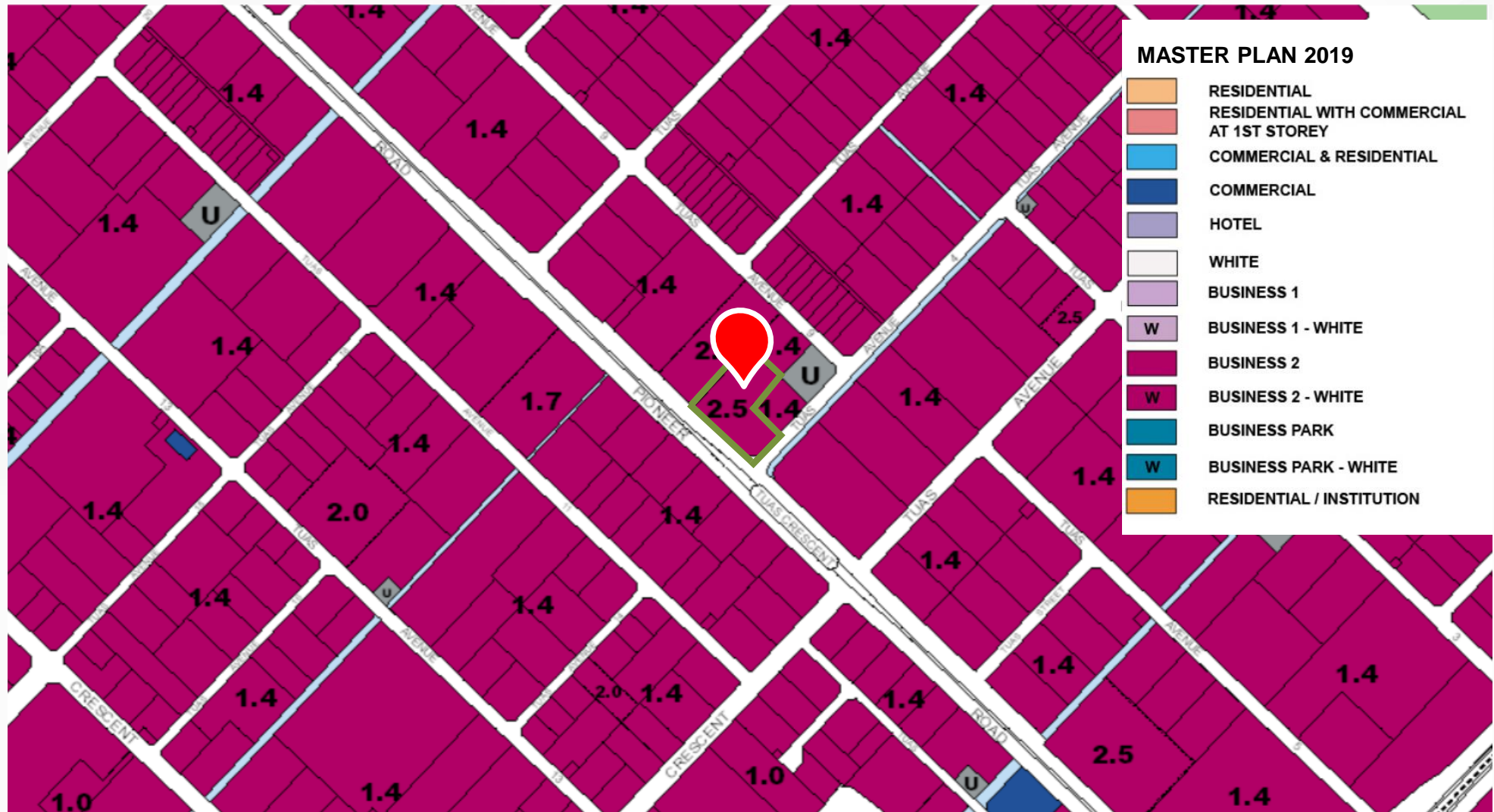
# Location

1 Tuas Avenue 4 is located along Tuas Avenue 4, about 26 km from the city centre. It is easily accessible via major expressways such as Ayer Rajah Expressway (AYE) and Pan Island Expressway (PIE). Close proximity to Tuas Mega Port, Jurong Port and Jurong Island. 2 minutes walk from Tuas Crescent MRT station (EW31).



# URA Master Plan

1 Tuas Avenue 4 is situated on a Business 2 zoning with permissible plot ratio of 2.5. The current plot ratio is approximately 1.14, which has not been fully utilised.



# Property Information & Highlights

<b>Address</b>	1 Tuas Avenue 4, Singapore 639382
<b>Building Description</b>	Approved usage is for data processing, hosting, computer services and other related activities only. A&A works by previous tenant to approved usage had ceased.
<b>Land Tenure</b>	JTC leasehold 30 + 21 years 4 months from 1 January 1996 25.3 years remaining (as at 31 December 2021)
<b>Legal Description Of Land</b>	MK07-04485P
<b>Land Area (Approx.)</b>	140,353 sqft
<b>Gross Floor Area (Approx. Before A&amp;A)</b>	160,361 sqft (Plot ratio of 1.14)



# Additional Information (before A&A)

Storey	Approx. GFA (sf)	Approx. Height (m)	Design Live Load (kN/m <sup>2</sup> )
<b>Sub-1st storey (ASRS)</b>	61,000	5.9 to 1st storey 24.7 in total	60.0
<b>1st storey (including loading bay)</b>	41,000	7.0	40.0
<b>2nd storey</b>	42,000	5.5	30.0
<b>3rd storey</b>	12,000	6.7	30.0
<b>Others</b>	4,361		
<b>Total</b>	160,361		

## Contact

For more information, please contact:

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# Terms & Conditions

- The Property is available immediately for build-to-suit opportunities.
- It is subject to contract and approval from the relevant authorities.
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