




COMMERCIAL PROPERTIES FOR RENTAL

*** Direct from Owner-Developer ***

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NAME OF PROPERTY	TYPE	LEVEL	LAND / SQ FT	EST BUILT-UP / SQ FT	ASKING MONTHLY RENTAL	M&E/ Specifications	REMARKS
					<ul style="list-style-type: none"> ◆ Prime Restaurant In City Centre ◆ High visibility, main road frontage, facing MRT ◆ Easy access: Next to MRT (Little India - Exit A) ◆ Ample parking: Opposite URA carpark & others ◆ High-density residential area: Large customer base ◆ Vibrant Locale: Albert Court, Wilkie Edge, many hotels, schools, hostels, etc 		
25, 27, 29 Mackenzie Road	Restaurant	Ground floor	na	1,120 sf	\$ 12.8 k Subject to GST	63+63+63Amp 3phase, Exhaust Provision, Grease Trap, Town Gas Provision	Available immediate.
					<ul style="list-style-type: none"> ◆ Prime central location, easy access to CTE, PIE, and KPE. ◆ Efficient and regular layout. ◆ Ample covered loading bays, container-friendly. ◆ Cargo lifts of ~4000kg capacity, forklift access. ◆ Separate lift lobbies for passengers and goods. ◆ Ample covered car-parking lots on 2nd & 3rd storeys. 		
3 Upp Aljunied Link, Joo Seng Warehouse, #04-01	Industrial (B1)	#04-01	N.A.	3,498 sf	\$ 7.7 k Subject to GST	63Amp 3-phase 15kN/m2 About 5m high	Bright corner unit with ample windows. Available immediate.
3 Upp Aljunied Link, Joo Seng Warehouse, #04-03	Industrial (B1)	#04-03	N.A.	2110 sf	\$ 4.5 k Subject to GST	100Amp single phase 15kN/m2 About 5m high	Available immediate.
					<ul style="list-style-type: none"> ◆ MRT doorstep and easy access to public transport ◆ Prime location with high foot traffic ◆ Best row of shophouses along Upper Thomson Road ◆ Highly visible shopfront with main road frontage ◆ Newly refurbished with modern shopfront & fittings ◆ Regular and versatile internal layout ◆ Proximity to popular amenities and eateries 		
246P Upper Thomson Road	Commercial	Ground floor	na	1700 sf	\$ 18 k Subject to GST	100Amp 3-phase 7.5kN/m2 About 3.5m high	Available immediate. F&B not allowed by URA
246Q Upper Thomson Road (2nd floor only)	Commercial	2nd floor	na	1700sf	\$ 11.5 k Subject to GST	40Amp 3-phase 4kN/m2 About 2.8m high	Available immediate.
246Q Upper Thomson Road (3rd Floor Only)	Commercial	3rd floor	na	1400sf	\$ 7 k Subject to GST	63Amp single phase 4kN/m2 Up to 2.8m high	Available immediate.

Note : The landlord provides the above information for general guidance only, without any warranty as to its accuracy or completeness. This information should not be considered as a statement of fact or a representation and should not be relied upon as such for any contract for rental or sale of any housing or commercial units. Any visual representations, including pictures and drawings, are merely artists' impressions and do not represent factual information. Specifications provided, including but not limited to ceiling height, floor loading, and electrical supply, are subject to change and should be verified independently. The landlord reserves the right to make changes to the information, including asking prices, as required by the landlord or relevant authorities. All areas and measurements are approximate and subject to final survey. Any furniture, wardrobes, cabinets, or movable items shown in the floor plans are for reference only and are not provided. All terms and conditions are subject to the final contract.