

Mandai
Foodlink

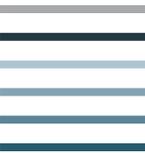


Artist's Impression



THE PERFECT LINK FOR ALL

Strategically located at Mandai Estate, **Mandai FoodLink** is a ramp-up, 11-storey B2 designated food industrial space with efficiently laid out units. **Mandai FoodLink** is the ideal space for your current business operation as well as your future expansion needs.



LINKING YOUR NEEDS



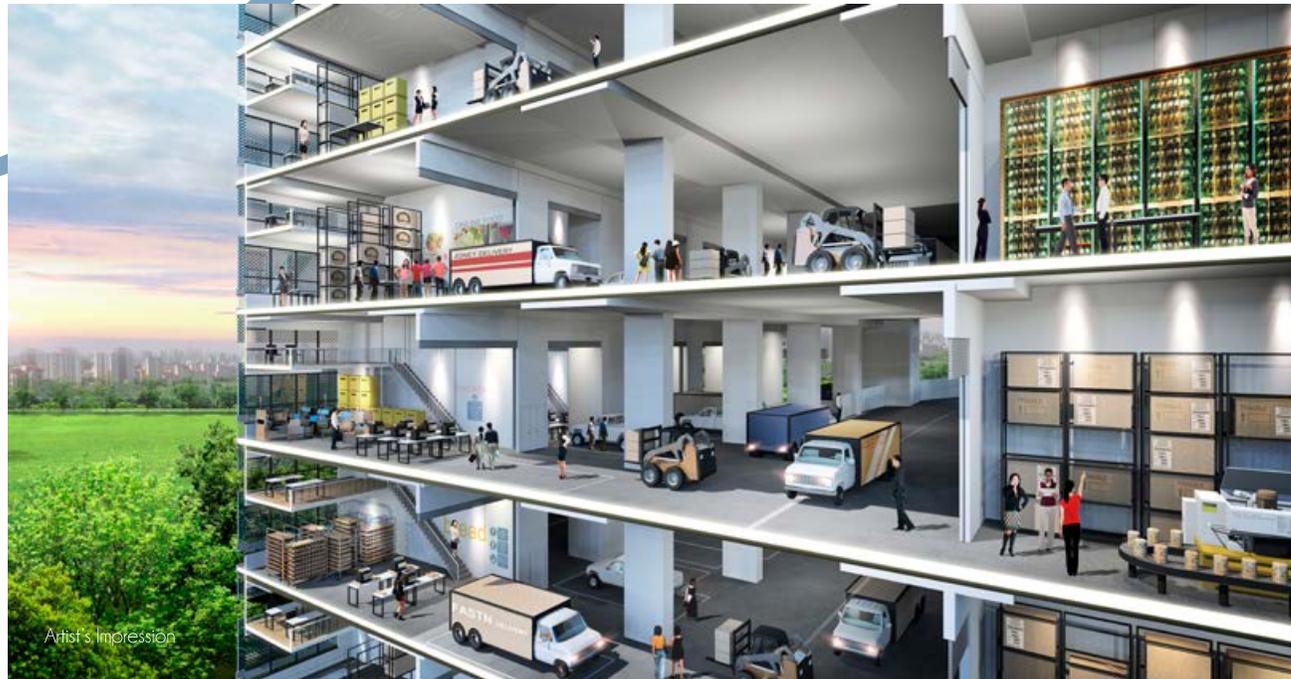
Artist's Impression

Mandai FoodLink is specially designed for the food industry. Whether it is a central kitchen, cold room, food processing, packaging service or an even more sophisticated culinary setup, you will find the perfect link to increase productivity, maximize efficiency and enjoy the utmost convenience for all your food business operations needs.

Mandai
Foodlink



Artist's Impression



EFFICIENTLY DESIGNED

Mandai FoodLink is conceptualized to satisfy the operational needs of food industry partners with a variety of layout sizes and space planning to ensure optimal workflow, enhancing efficiency and services support.

The Good Stuff:

- Ramp-up for direct loading and unloading at every unit
- 9m wide driveway
- Ensuite washroom in every unit
- Modular units with options to combine 2 or more units
- 10KN/m² floor loading
- Ancillary office space for selected units
- Column free internal space
- 7m floor to floor height





STRATEGICALLY LOCATED

With major townships like Woodlands, Choa Chu Kang, Jurong, all within a 10-min drive, **Mandai FoodLink** will always be near to your homes and businesses.

- Nearest bus stop within a 3-min walk
- Conveniently connected to everywhere else via BKE/SLE, KJE and PIE expressways
- Kranji and Yew Tee MRT Stations within a 7-min drive
- Direct buses to Choa Chu Kang, Jurong East and Woodlands Interchange
- Near shopping malls and eateries at Choa Chu Kang, Bukit Panjang and Woodlands new towns



WOODLANDS AVE 3

SINGAPORE
TURF CLUB

 **KRANJI MRT**

RACE
COURSE

 **MARSILING MRT**

TURF CLUB AVENUE

SELETAR EXPRESSWAY (SLE)

BUKIT TIMAH EXPRESSWAY (BKE)

MANDAI ROAD

MANDAI LINK

**Mandai
Foodlink**

SUNGEI KADUT DRIVE

KRANJI
INDUSTRIAL
ESTATE

SUNGEI KADUT STREET 1

SUNGEI
KADUT
INDUSTRIAL
ESTATE

WOODLANDS ROAD

CHOA CHU KANG WAY

CHOA CHU
KANG TOWN

CHOA CHU KANG AVE 7

 **YEW TEE MRT**

CHOA CHU KANG DRIVE

YEW TEE
ESTATE

WOODLANDS ROAD

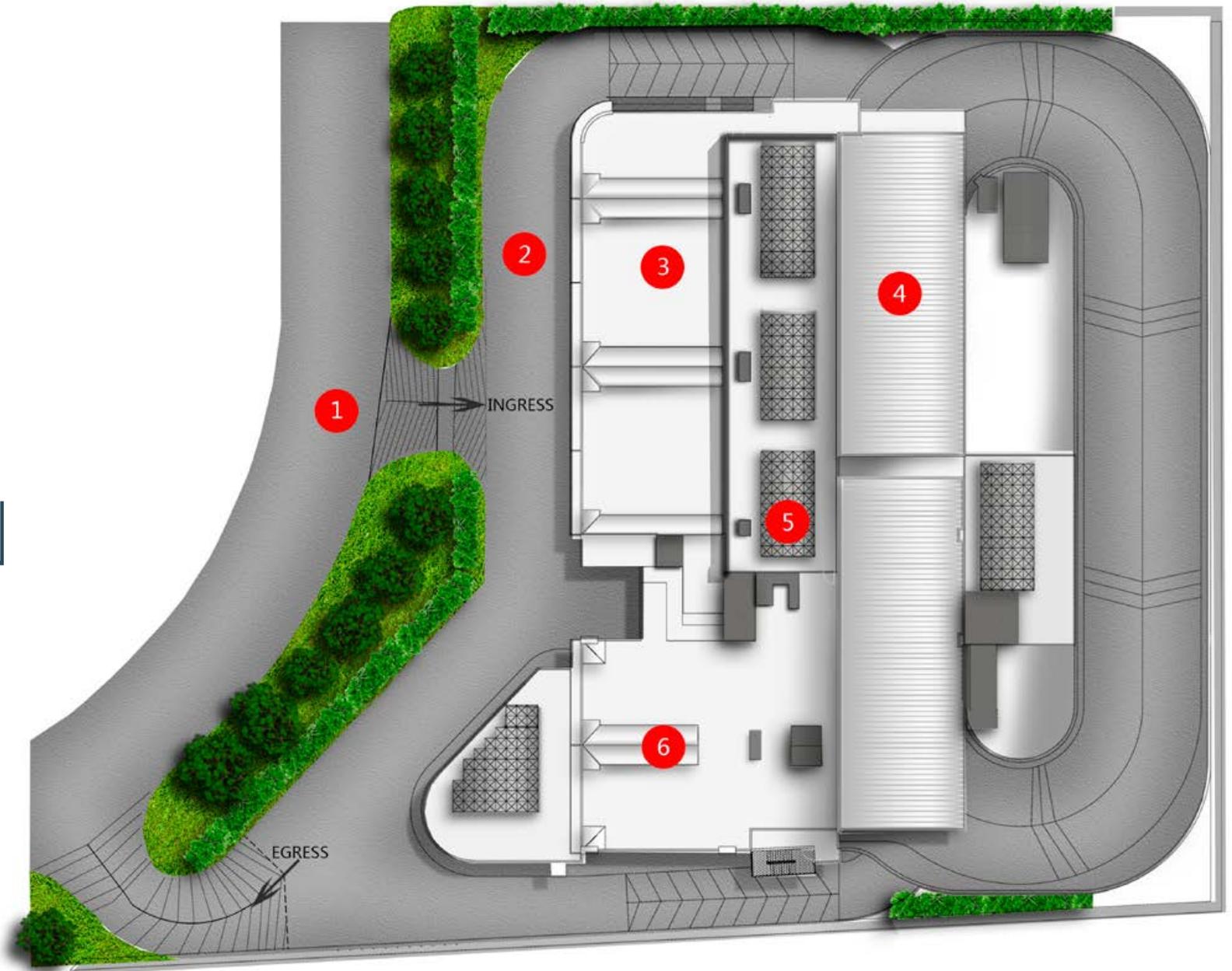
MANDAI
ESTATE

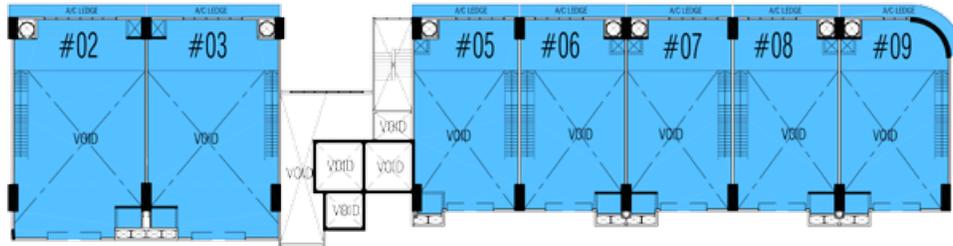


SITE PLAN

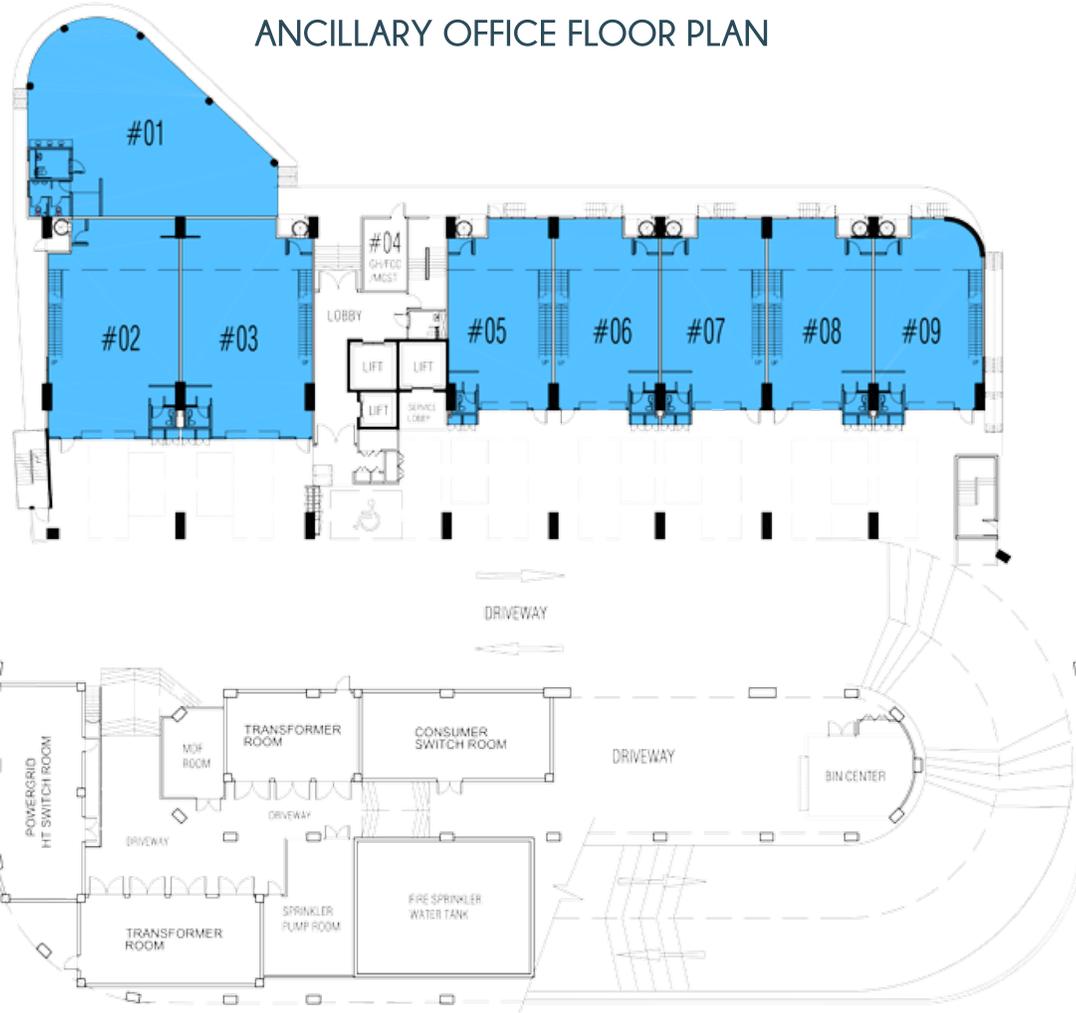
LEGEND

- 1. Main Access
- 2. Driveway
- 3. RC Roof
- 4. Metal Roof
- 5. Water Tank
- 6. Exhaust Duct





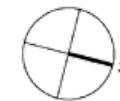
ANCILLARY OFFICE FLOOR PLAN

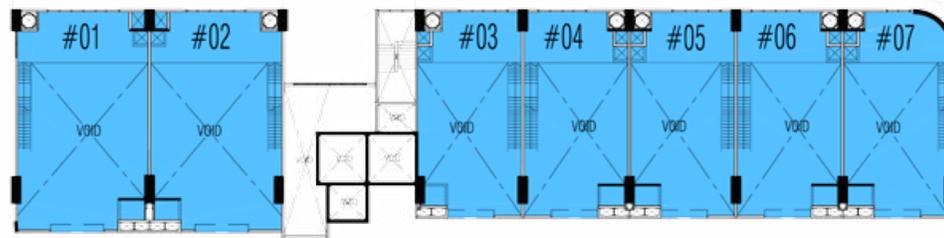


1ST STOREY PLAN

UNIT	AREA (sq ft)
#01-01	2,573 sq ft
#01-02	4,026 sq ft
#01-03	4,026 sq ft
#01-05	2,756 sq ft
#01-06	2,766 sq ft
#01-07	2,766 sq ft
#01-08	2,766 sq ft
#01-09	2,831 sq ft

Areas include Ancillary Office, AC Ledge and Void.

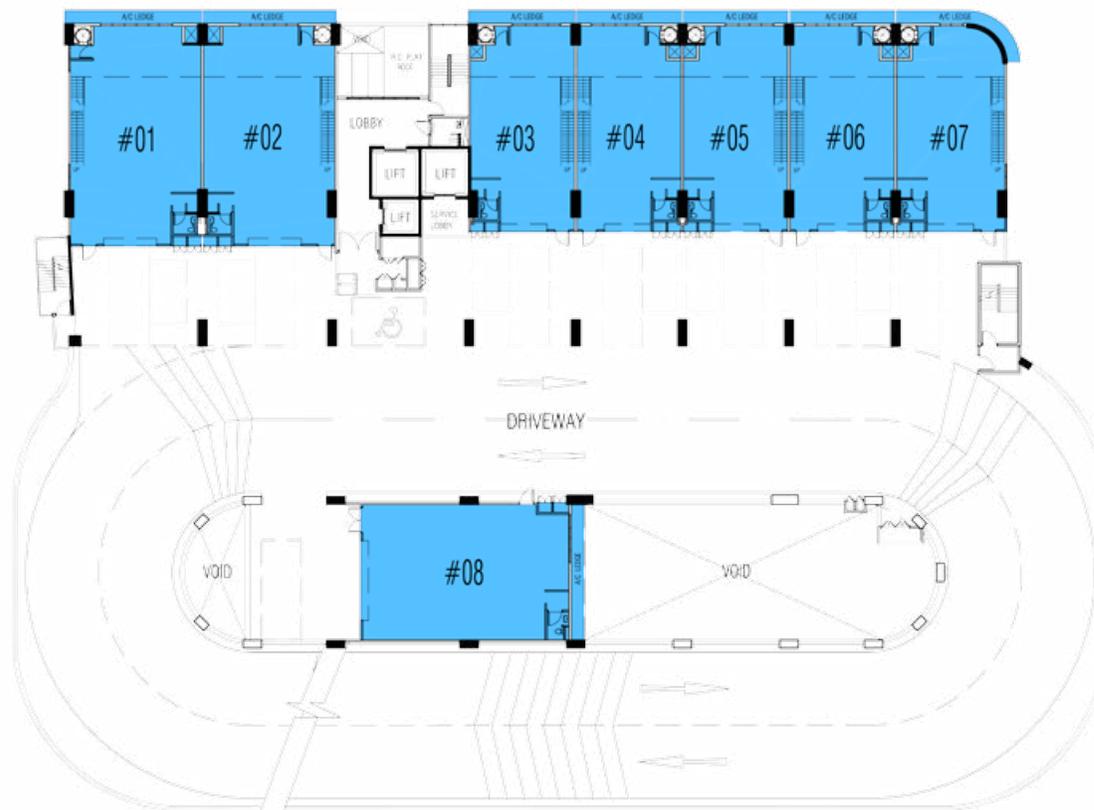




ANCILLARY OFFICE FLOOR PLAN

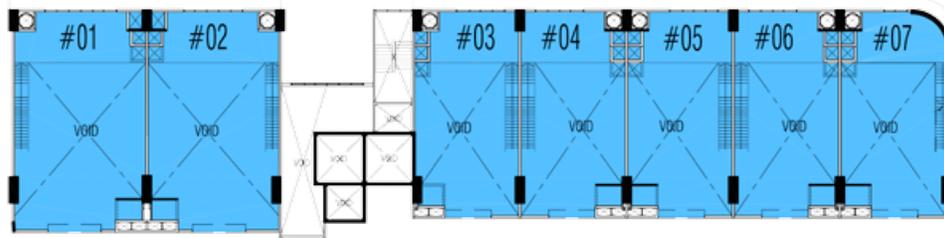
2ND STOREY PLAN

UNIT	AREA (sq ft)
#02-01	3,757 sq ft
#02-02	3,757 sq ft
#02-03	2,852 sq ft
#02-04	2,874 sq ft
#02-05	2,874 sq ft
#02-06	2,874 sq ft
#02-07	2,949 sq ft
#02-08	1,851 sq ft



Areas include Ancillary Office, AC Ledge and Void.

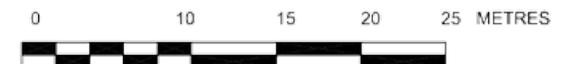
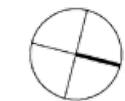
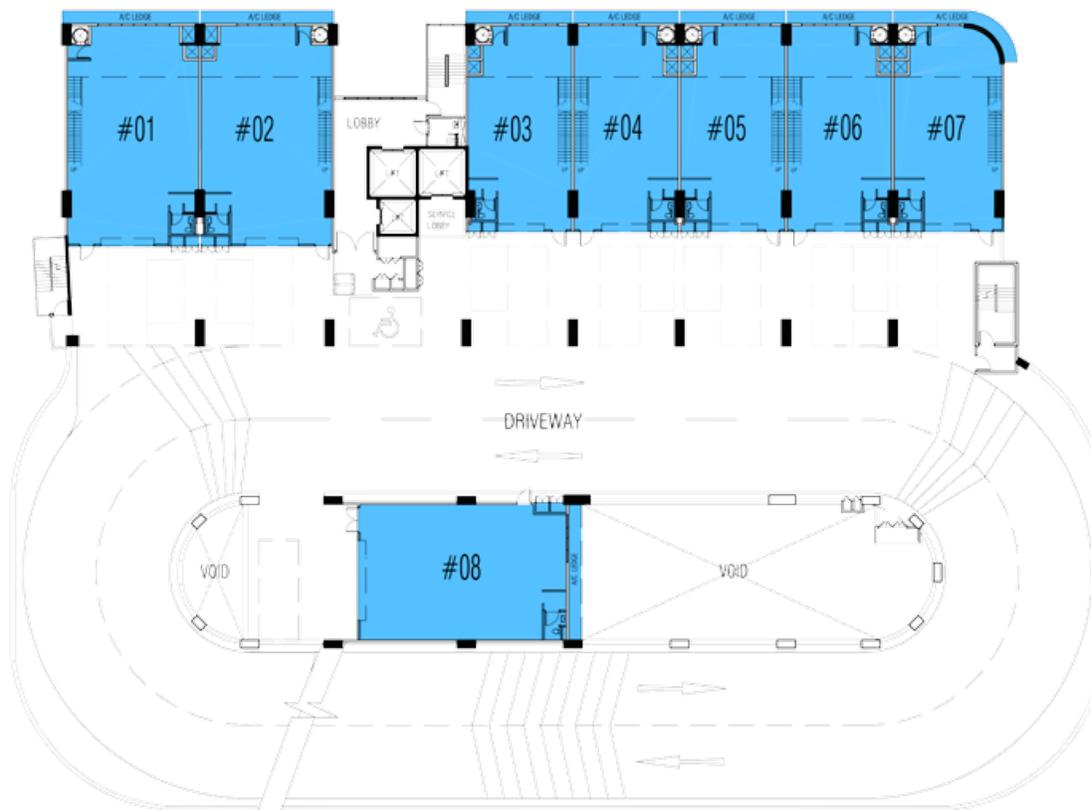




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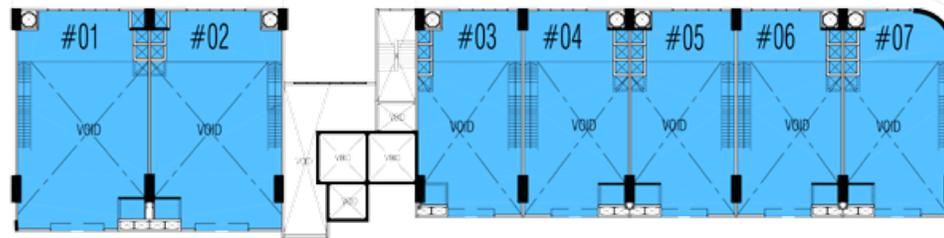
3RD STOREY PLAN

UNIT	AREA (sq ft)
#03-01	3,714 sq ft
#03-02	3,714 sq ft
#03-03	2,809 sq ft
#03-04	2,820 sq ft
#03-05	2,820 sq ft
#03-06	2,820 sq ft
#03-07	2,906 sq ft
#03-08	1,851 sq ft



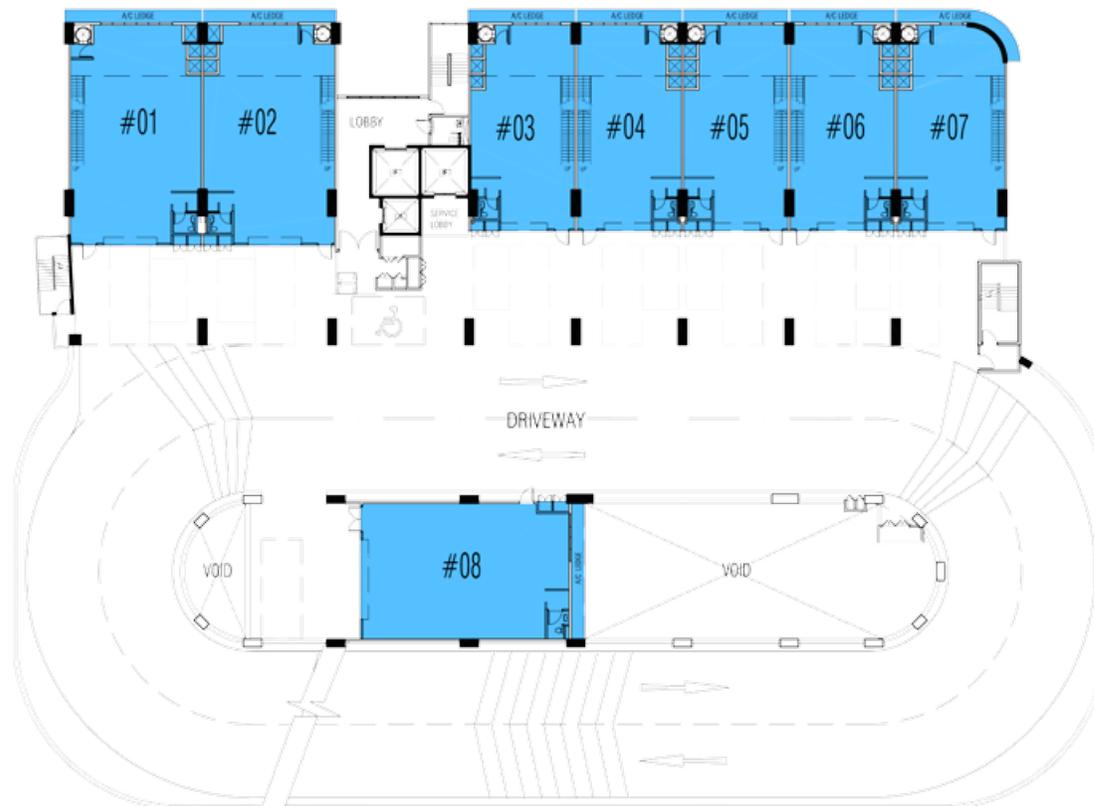
Areas include Ancillary Office, AC Ledge and Void.

4TH STOREY PLAN



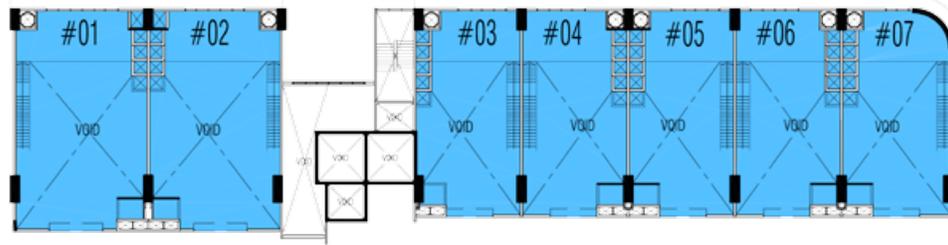
ANCILLARY OFFICE FLOOR PLAN

UNIT	AREA (sq ft)
#04-01	3,670 sq ft
#04-02	3,670 sq ft
#04-03	2,766 sq ft
#04-04	2,766 sq ft
#04-05	2,766 sq ft
#04-06	2,766 sq ft
#04-07	2,852 sq ft
#04-08	1,851 sq ft



Areas include Ancillary Office, AC Ledge and Void.

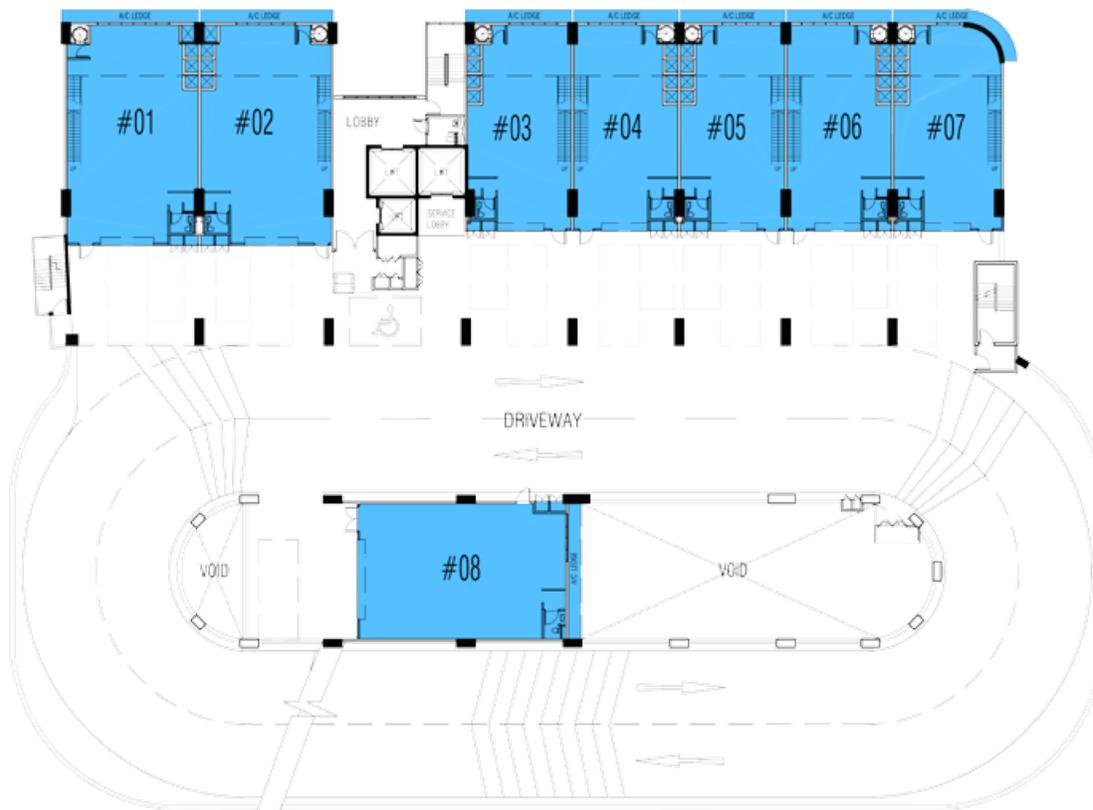




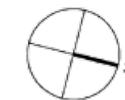
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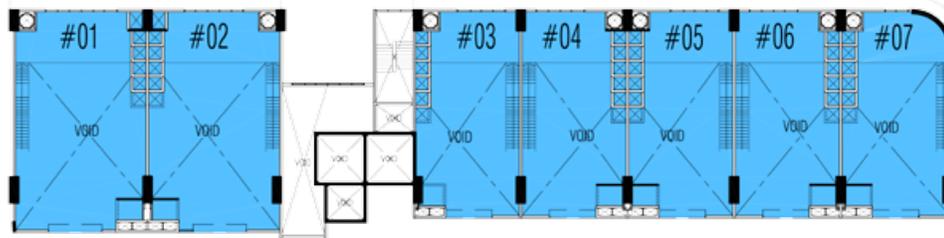
5TH STOREY PLAN

UNIT	AREA (sq ft)
#05-01	3,606 sq ft
#05-02	3,617 sq ft
#05-03	2,713 sq ft
#05-04	2,723 sq ft
#05-05	2,723 sq ft
#05-06	2,723 sq ft
#05-07	2,799 sq ft
#05-08	1,851 sq ft



Areas include Ancillary Office, AC Ledge and Void.

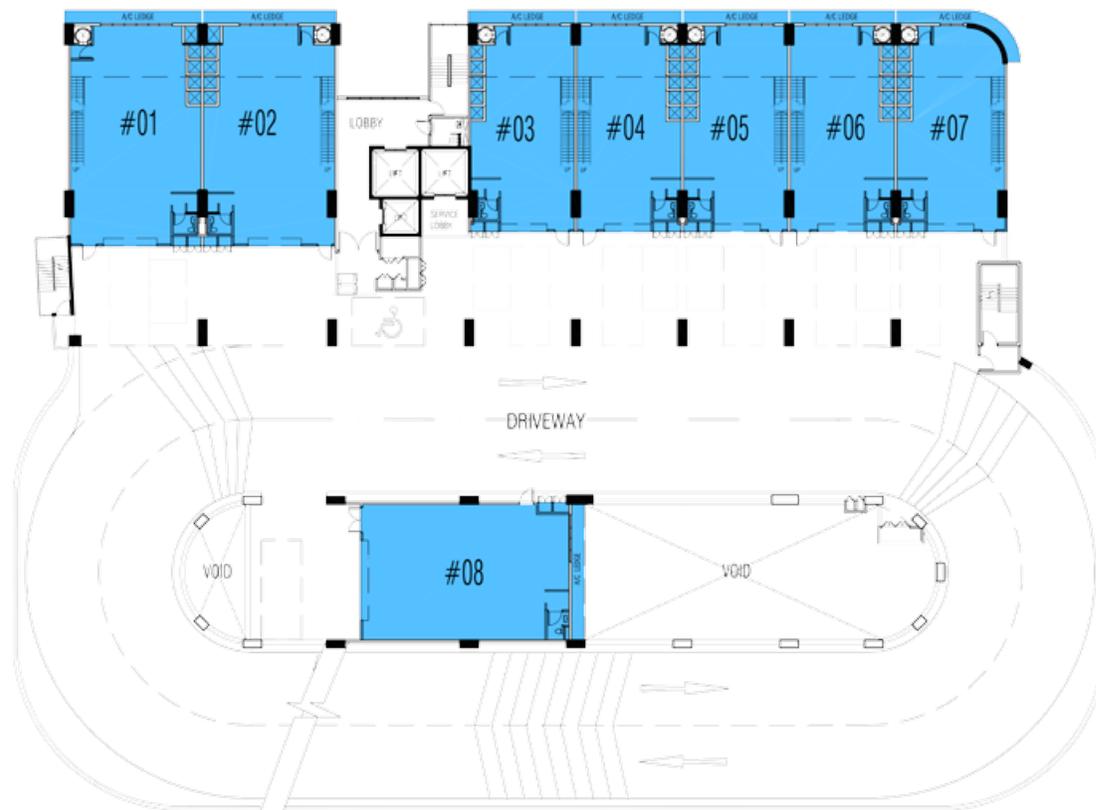




ANCILLARY OFFICE FLOOR PLAN

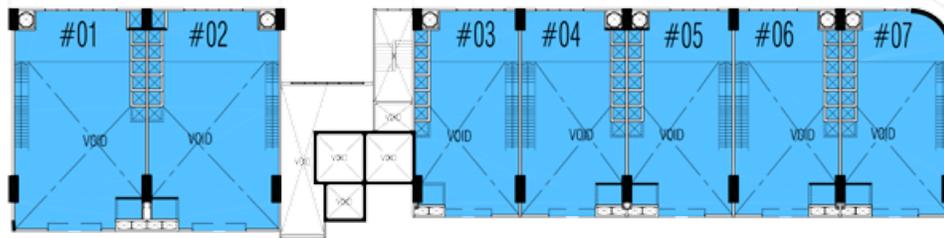
6TH STOREY PLAN

UNIT	AREA (sq ft)
#06-01	3,563 sq ft
#06-02	3,563 sq ft
#06-03	2,659 sq ft
#06-04	2,669 sq ft
#06-05	2,669 sq ft
#06-06	2,669 sq ft
#06-07	2,756 sq ft
#06-08	1,851 sq ft



Areas include Ancillary Office, AC Ledge and Void.

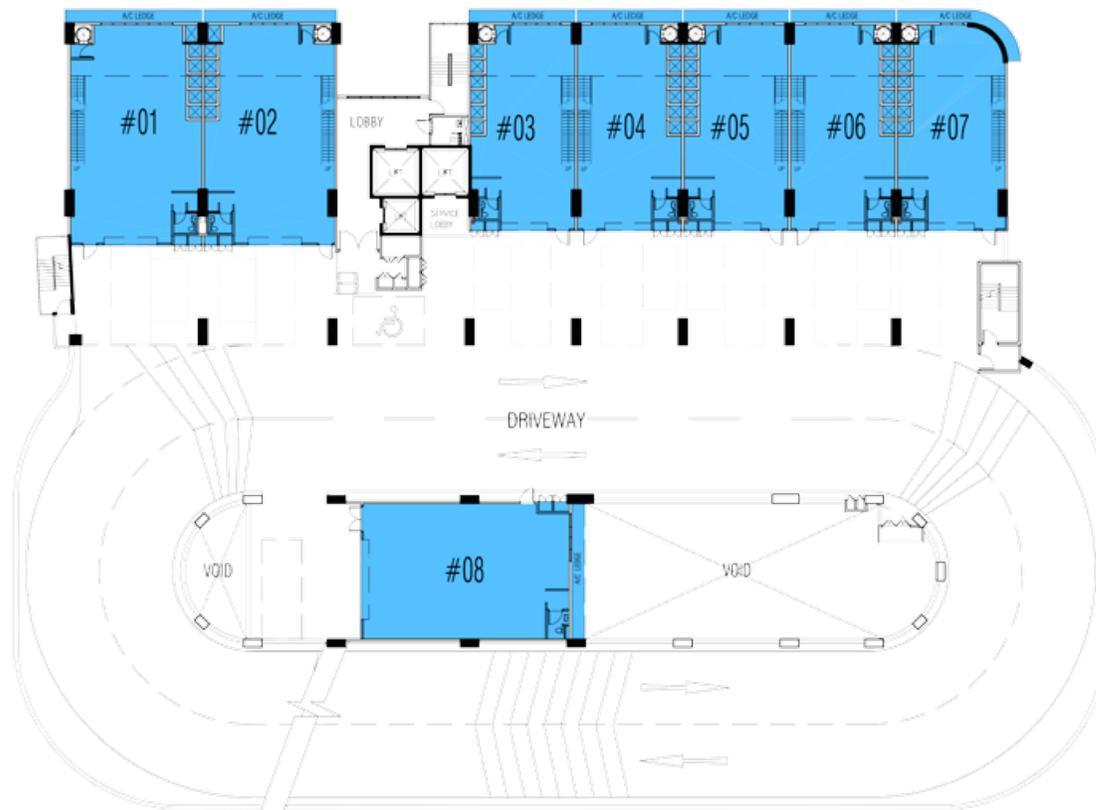




ANCILLARY OFFICE FLOOR PLAN

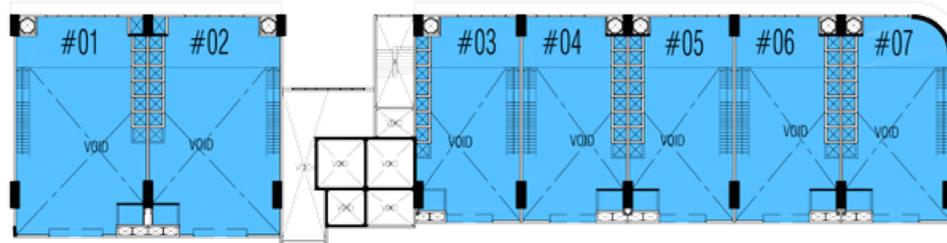
7TH STOREY PLAN

UNIT	AREA (sq ft)
#07-01	3,520 sq ft
#07-02	3,520 sq ft
#07-03	2,616 sq ft
#07-04	2,626 sq ft
#07-05	2,626 sq ft
#07-06	2,626 sq ft
#07-07	2,702 sq ft
#07-08	1,851 sq ft



Areas include Ancillary Office, AC Ledge and Void.

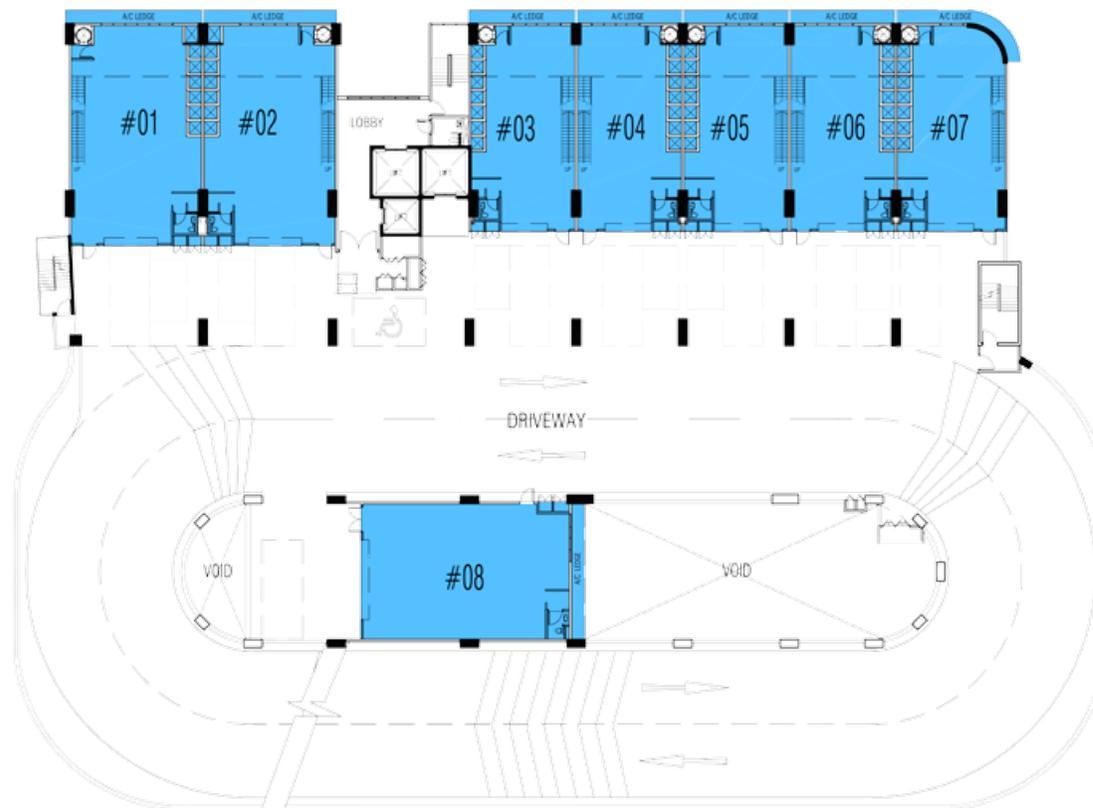




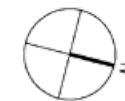
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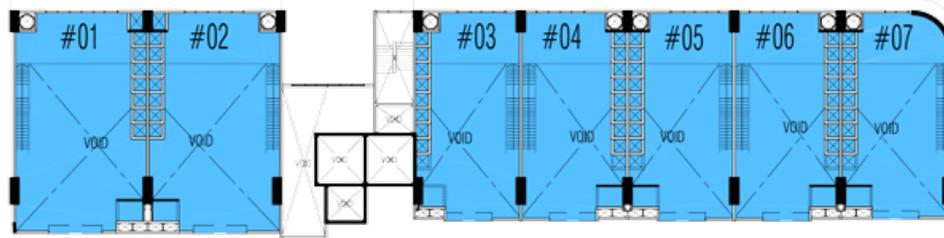
8TH STOREY PLAN

UNIT	AREA (sq ft)
#08-01	3,455 sq ft
#08-02	3,466 sq ft
#08-03	2,562 sq ft
#08-04	2,573 sq ft
#08-05	2,573 sq ft
#08-06	2,573 sq ft
#08-07	2,648 sq ft
#08-08	1,851 sq ft



Areas include Ancillary Office, AC Ledge and Void.

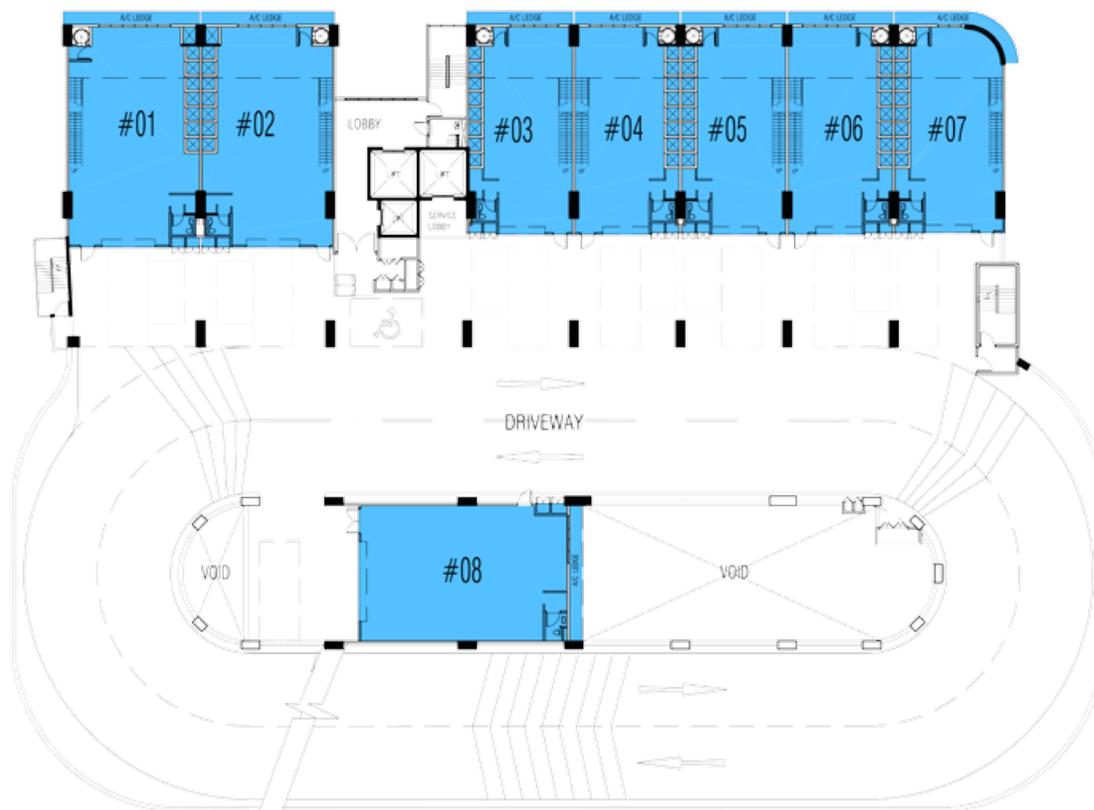




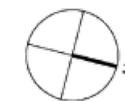
ANCILLARY OFFICE FLOOR PLAN

9TH STOREY PLAN

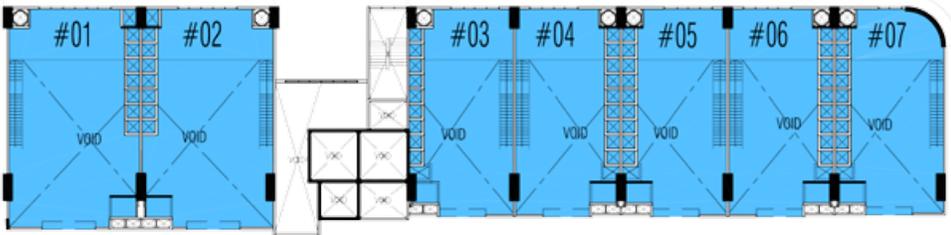
UNIT	AREA (sq ft)
#09-01	3,423 sq ft
#09-02	3,434 sq ft
#09-03	2,530 sq ft
#09-04	2,540 sq ft
#09-05	2,540 sq ft
#09-06	2,540 sq ft
#09-07	2,605 sq ft
#09-08	1,851 sq ft



Areas include Ancillary Office, AC Ledge and Void.

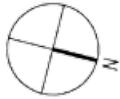
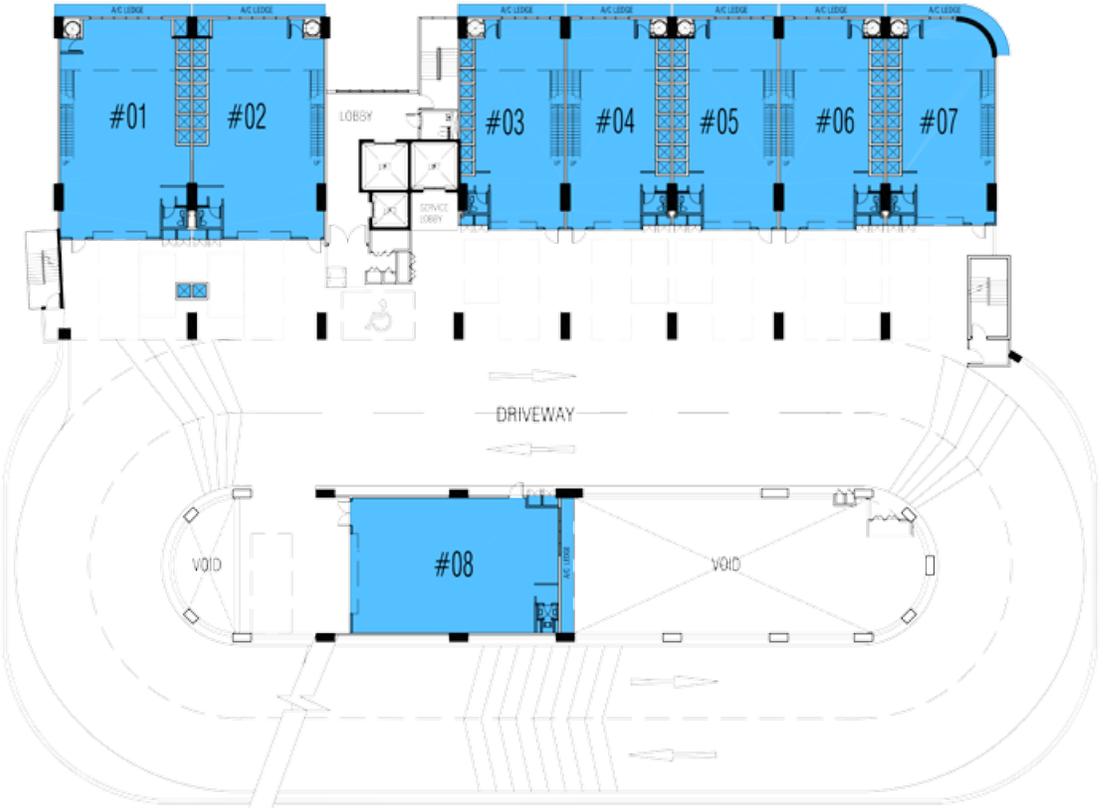


10TH STOREY PLAN

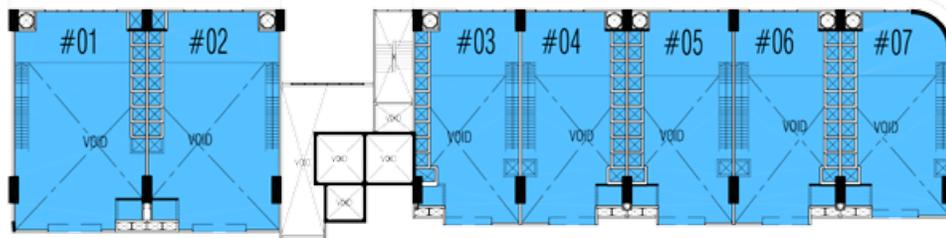


 ANCILLARY OFFICE FLOOR PLAN

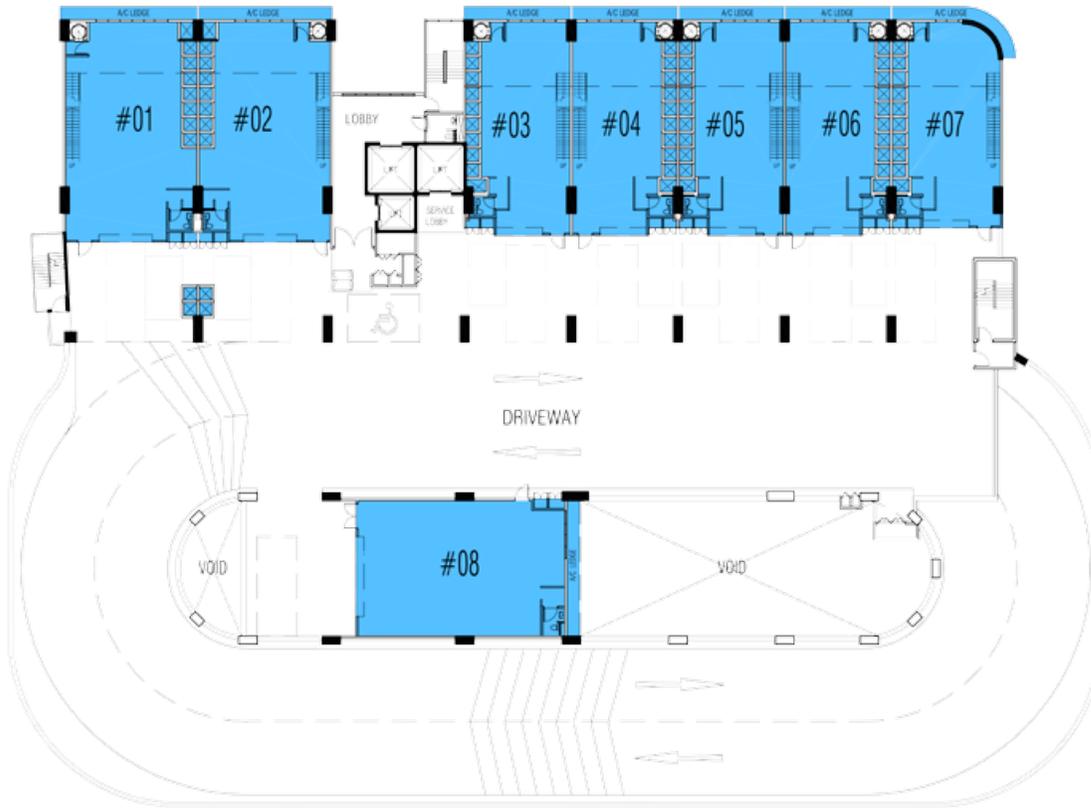
UNIT	AREA (sq ft)
#10-01	3,401 sq ft
#10-02	3,412 sq ft
#10-03	2,530 sq ft
#10-04	2,530 sq ft
#10-05	2,530 sq ft
#10-06	2,530 sq ft
#10-07	2,573 sq ft
#10-08	1,851 sq ft



Areas include Ancillary Office, AC Ledge and Void.



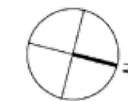
 ANCILLARY OFFICE FLOOR PLAN



11TH STOREY PLAN

UNIT	AREA (sq ft)
#11-01	3,369 sq ft
#11-02	3,380 sq ft
#11-03	2,465 sq ft
#11-04	2,476 sq ft
#11-05	2,476 sq ft
#11-06	2,476 sq ft
#11-07	2,497 sq ft
#11-08	1,851 sq ft

Areas include Ancillary Office, AC Ledge and Void.



SPECIFICATIONS

1. FOUNDATION

Piling system to Structural Engineer's detail and/ or design.

2. SUPER STRUCTURE

Reinforced concrete and/ or post-tensioned structures.

3. WALLS

Precast concrete panel and/ or reinforced concrete and/ or brickwall.

4. ROOF

Reinforced concrete structure with water proofing & insulation and/ or metal roof with insulation.

5. CEILINGS

Skim coat and/ or suspended false ceiling.

6. FINISHES

Walls

External: Cement sand plastering and/ or skim coat with paint finish.

Internal: Skim coat/ paint finish; homogeneous tiles to toilets walls, refuse chutes points and bin centre.

Floors

Factory Units: Power float with hardener.

Canteen/Toilets/ Bin Centre: Anti-slip homogeneous tiles with water proofing.

A/C Ledge: Cement sand screed finish with water proofing.

Lift Lobby: Ceramic tiles/ homogeneous tiles.

Staircases/Services Rooms : Cement sand screed finish.

7. WINDOWS

Aluminum framed glass windows and/ or fixed glass panels

8. DOORS

Metal and/ or timber doors.

9. PLUMBING AND SANITARY INSTALLATIONS

Plumbing & sanitary installation are provided in accordance with statutory requirements.

Scupper drain and sampling sump are provided for each factory unit in accordance with statutory requirements.

10. ELECTRICAL INSTALLATIONS

100amps 3 Phase electrical isolator is provided at all factory units.

11. TV/ CABLE SERVICES/ TELEPHONE POINTS

Telecom termination box is provided at each unit. Unit Owners are to make own application to Service Providers as required for telecom cabling from the risers to their own units.

MATV/ SCV ready tap-off points are provided at riser;

Infrastructure for broadband services is available at riser and Unit Owners are to make own application to Service Providers as required.

12. LIGHTNING PROTECTION

Lightning protection system is provided in accordance with prevailing code of practice.

13. PAINTING

Weatherproof emulsion paint on external surfaces and emulsion paint on internal surfaces where applicable.

14. WATER PROOFING

Water proofing is provided to all toilets.

15. TURFING

In compliance with NParks' requirements.

16. ADDITIONAL ITEMS

a. Floor Loading Capacity.

USAGE	LIVE LOAD (KN/M2)
1st Storey	
Production	15.0
Driveway & Ramp	15.0
2nd to 11th Storey:	
Production	10.0
Driveway & Ramp	10.0

b. Floor to Floor Height

1st to 11 storey: 7.0m

Mezzanine storey: 3.0m floor to floor height.

c. Lifts

1 Goods lift 1 Service lift 1 Passenger lift

d. Fire Protection

Fire protection system provided in compliance with statutory requirements.

e. Air-Con Ledge

All factory units are provided with AVC ledge only.

f. Artificial Lighting

Lighting provided to all common staircases, driveway, common toilets and external areas.

g. Mechanical Ventilation

Mechanical ventilation system is provided in designated areas in compliance with statutory requirements.

Mechanical ventilation for toilets inside the factory units where natural ventilation cannot be achieved.

h. Refuse Disposal

Centralised bin centre.

Refuse chute provided and accessible in every unit except unit stack #02-08 to #11-08.

i. Other Provisions

Security CCTV surveillance to designated areas.

Individual masonry exhaust shaft provided from unit up to the roof; tenant to supply own fans and controls.

CityGas supply pipe is capped-off at the factory unit for tenant's connection and application to CityGas.

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Developed by
WEALTH PROPERTY PTE LTD

(A joint venture between Lian Beng Group Ltd and The Legacy Partners)



聯明集團有限公司
LIAN BENG GROUP LTD



THE LEGACY PARTNERS