



## Aperia - Industrial For Rent

### 8 & 10 Kallang Ave

Serangoon Road / Kallang

(Hi-Tech / Light Industrial (B1))

Nearest MRT : [Lavender \(5 mins walk\)](#)  
[Boon Keng \(5 mins drive\)](#)  
[Bendemeer \(5-8 mins walk, opening in 2017\)](#)

Aperia is a 14 and 17-storey twin tower hi-tech industrial development, with a 3-storey podium with B1 space, car park, lifestyle retail amenities, sky garden and a rooftop swimming pool. Completed in 1Q 2014

- Unit provision: Ceiling boards, lighting, raised flooring, central air-conditioning
- 5 mins walk to Lavender MRT
- 5-8 mins walk to future Bendemeer MRT (opening in 2017)
- Accessible via CTE, PIE and ECP

**Interested to lease a space at Aperia, [Contact Us Now](#) with your requirements.**

**Note:** Tenant to comply with URA 60/40 guidelines for B1 industrial space usage.

## DESCRIPTION

Aperia is an intergrated industrial development prominently located at the City Fringe along Lavender Street. It has approx. 560,000 square feet of Business 1 space and approx. 100,000 square feet of retail space.

- Floor to ceiling height (B1 space): approx. 3.85m
- 25 loading / unloading bays
- Tower 1: 17-storey
- Tower 2: 14-storey
- Typical floor plate: 22,000 - 24,000sf
- Efficient regular floor plate

- Exclusive drop-off point
- Season car park allocation: 1 lot per 200sqm
- Urban sky garden with lush landscaping
- Good mix of retail shops and F&B
- Sheltered pedestrian linkway to Kallang iPark (CT Hub)

Sizes of units:

- Various units from approx. 2,200 sf to 24,000 sf (Tower 1 and 2)
- B1 Showroom space with Mezzanine from 2,064 sf onwards (Ground floor)
- Duplex units from approx. 1,600 sf to 1,800 sf per unit (level 3 and 4)

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**DISCLAIMER:**

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