



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:

Subject to contract and availability. Due care has been taken in the preparation of these information and no warranty or representation is given or implied for the accuracy of any of the contents. All interested parties shall make enquiries to satisfy themselves for any of the information. OfficeRent.sg, the property owner or its agent cannot be held responsible for any damage or loss suffered as a result of any inaccuracies.

