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Commercial ( Retail, Lifestyle and F&B ) Spaces For Lease					Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966		
Property Address	Usage	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
223 Lavender Street Singapore 338775	Retail / Gym / Fitness Centre Healthcare / Personal Care Services / Office	1,268	\$8.00	\$10,144.00	Immediate	3 Phase 63 Amps	<b>Promotional 30% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b> Asking rent is before promotion price, subject to GST Nearest MRT are Bendemeer station, Boon Keng station and Farrer Park station Ground floor units Road frontage shophouse units Co-living units on level 2 Many eateries in vicinity All units bare condition with attached washroom & glass shopfront entrance Electrical loading is subject to confirmation
245 Lavender Street Singapore 338786		1,139	\$8.00	\$9,112.00		3 Phase 32 Amps	
247 Lavender Street Singapore 338787		1,286	\$8.00	\$10,288.00			
249 Lavender Street Singapore 338788		1,264	\$8.00	\$10,112.00			
251 Lavender Street Singapore 338789		1,242	\$8.00	\$9,936.00			
255 Lavender Street Singapore 338791		1,272	\$8.00	\$10,176.00			
267 Lavender Street Singapore 338797		1,070	\$8.00	\$8,560.00			
620 Serangoon Road Singapore 218221		1,020	\$8.00	\$8,160.00			



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Property Address	Usage	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
239 Lavender Street Singapore 338783	F&B / Takeaway food / Restaurant / Café	1,275	\$8.00	\$10,200.00	Immediate	3 Phase 100 Amps	<b>Promotional 30% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b> Asking rent before promotion, subject to GST Nearest MRT are Bendemeer station, Boon Keng station and Farrer Park station Ground floor, road frontage shophouse units Co-living units on level 2 All units bare condition with attached washroom & glass shopfront entrance
253 Lavender Street Singapore 338790		1,286	\$8.00	\$10,288.00			



Commercial ( Retail, Lifestyle and F&B ) Spaces For Lease						Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966		
Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF Per Mth	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
320 Balestier Road S329924	F&B / Café / Event Space / Retail / Office / Gym / Fitness Centre / Healthcare	#01-01/02	3,292	\$8.00	\$26,333.28	10-Jul-24	Single Phase 60 Amps	Rent is negotiable, subject to GST Nearest MRT are Toa Payoh station and Novena station. Road frontage Walking distance to Zhongshan Mall, Balestier Plaza and Shaw Plaza. Bare unit Electrical loading upgrade subject to authorities' approval Coliwoo co-living apartment on upper floor units
453 Balestier Rd S329829	Retail / Office / Gym / Fitness Centre / Healthcare / Personal Care Services	#01-01	560	\$12.00	\$6,720.00	Immediate	Single Phase 60 Amps	Rent is negotiable, subject to GST Nearest MRT are Toa Payoh station and Novena station. Road frontage shophouse units Many eateries within vicinity Walking distance to Zhongshan Mall, Balestier Plaza and Shaw Plaza. All units in bare condition with attached washroom. F&B units with exhaust duct and floor trap. Coliwoo co-living apartment on upper floor units
	F&B / Takeaway food / Restaurant / Café	#01-04	694	\$12.00	\$8,328.00		3 Phase 60 Amps	
		#01-05	661	\$12.00	\$7,932.00			
471 Balestier Rd S329842	Retail / Office / Gym / Fitness Centre / Healthcare / Personal Care Services	#01-02	2,594	\$10.00	\$25,940.00	Immediate	3 Phase 63 Amps	Rent is negotiable, subject to GST Nearest MRT are Toa Payoh station and Novena station Electrical loading subject to authority's approval Road frontage shophouse units Many eateries within vicinity Walking distance to Zhongshan Mall, Balestier Plaza and Shaw Plaza. Unit in bare condition with two (2) attached washrooms. Coliwoo co-living apartment on upper floor units



Commercial ( F&B ) Space For Lease					Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966			
Property Address	Usage	Unit No.	Size (sq ft)	Asking Rent PSF Per Mth	Asking Rent Per Mth	Availability	Power Supply	Amenities / Accessibility / Other Features
404 Pasir Panjang Road S118741	F&B / Event Space cum Restaurant	#01-01	1,592	\$9.00	\$14,327.82	Immediate	3 Phase 100 Amps	Rent is negotiable, subject to GST Nearest MRT are Kent Ridge station, Haw Par Villa station, One-North station and Dover station. Condo residence vicinity Near schools such as NUS Business School, SIT University and Kent Ridge Secondary Minutes walk to West Coast Park Unit has exhaust duct, greasetrap, floortrap and attached washrooms. Coliwoo co-living apartment on upper floor units

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Commercial Spaces For Lease <b>Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966</b>										
Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
38 Ang Mo Kio Ind Park 2 Singapore 569511	B1 Warehouse / B2 Clean	#02-02A	3,553	\$2.30	\$8,171.90	Immediate	2.5	4.5	Bare. With windows	Rent includes facilities fee of \$0.46 psf Accessible via CTE Nearest MRT Ang Mo Kio station 3 Phase 63 Amps 3 cargo lifts & 4 passenger lifts In-house canteen Season parking \$120 per mth for cars & \$350 per mth for heavy vehicles
		#02-05	2,800	\$2.30	\$6,440.00				With lights & air-con. No window	
		#04-85	361	\$3.00	\$1,083.00				Bare. No window	
		#04-86	2,896	\$2.30	\$6,660.80				With lights. No window	
		WPS607	1,780	\$2.50	\$4,450.00				With air-con, lights & windows	
		#08-03	4,903	\$2.30	\$11,276.90				Bare. With windows & raised floor	
Spaze 202 Kallang Bahru Singapore 339339	B1 Warehouse	#07-04C	820	\$3.50	\$2,870.00	Immediate	5	4.2	With air-con. No lights, no window & no power point	Rent includes facilities fee of \$0.45 psf Walking distance to Bendemeer MRT & Boon Keng MRT Newly refurbished building Lounge area at lobby with air-con, lights, waterpoint (sink), powerpoints, snacks & beverages vending machines 5 loading bays Accessible via PIE Individual air-con units 3 Phase 32 Amps
	B1 Warehouse / Ancillary Office	#08-03E	425	\$4.00	\$1,700.00	1-Jul-24			With air-con & lights. No window	
		#08-03F	310	\$4.00	\$1,240.00	Immediate			With air-con, lights & windows	
		#08-05	863	\$3.70	\$3,193.10	15-Aug-24			With air-con & lights. No windows	

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Four Star Building 44 Kallang Place Singapore 339172	B1 Warehouse / Ancillary Office	#04-02	549	\$3.00	\$1,647.00	Immediate	15	4.2	With air-con, lights & glass display frontage. No window	Rent includes facilities fee Minutes walk to Bendemeer MRT & Kallang MRT 24-hr access & CCTV 1 cargo lift, 3 loading bays 1 service lift, 1 passenger lift 3 Phase 60 Amps Season parking \$85 per lot
		#04-15	962	\$3.00	\$2,886.00	15-Jul-24			With air-con, lights, windows & glass display frontage	
Singapore Handicrafts Building 72 Eunos Avenue 7 Singaopre 409570	B1 Warehouse / Ancillary Office	#02-07/08	1,149	\$3.30	\$3,791.70	1-Jun-24	7.5	3.5	With air-con, lights, windows & glass display frontage	Rent includes facilities fee of \$0.79 psf Individual split air-con units 1 Cargo lift, 1 Passenger Lift 24-hr access Minutes walk to Eunos MRT & Paya Lebar MRT Season parking \$90 per mth Single Phase 63 Amps
		#04-01	817	\$3.30	\$2,696.10	Immediate				
		#04-06A	572	\$3.30	\$1,887.60					
24 Depot Lane Singapore 109767	B1 Warehouse	#01-06A	1,249	\$2.50	\$3,122.50	Immediate	15	4.5	Bare	Rent includes facilities fee \$0.30 psf/mth F&B nearby, 24-hr access Single Phase 32 Amp Accessible by AYE Opposite Depot Height Shopping Ctr 10 mins walk to Bukit Merah Central Nearest MRT Redhill station Season parking - cars/small lorries \$107 per mth (incl GST), heavy vehicles \$160.50 (incl GST) excl VPC

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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Space @ Tampines 18 Tampines Ind Crescent Singapore 528605	B1 Warehouse / B2 Clean	#01-02C	2,630	\$3.00	\$7,890.00	1-Jul-24	15	6	With glass door entrance & full height glass frontage	Rent include facilities fee Units with sprinklers Not suitable for showroom Wide ramp-up, 40-footer accessible to ground floor loading bay 6 loading bays with dock levellers Heavy vehicle parking @ \$250/lot 24-hr access & CCTV Accessible via TPE & PIE Nearest MRT Tampines & Pasir Ris stations Opposite IKEA, near Giant & Courts
		#01-03/03A	5,295	\$3.00	\$15,885.00	Immediate			With glassdoor entrance & attached washroom	
		#01-04	2,629	\$3.00	\$7,887.00	22-Sep-24			With glass door entrance & full height glass frontage	
		#01-10/10A	5,802	\$3.00	\$17,406.00	1-Jul-24			Bare. With full height windows & attached washroom	
		#02-05C	1,918	\$3.20	\$6,137.60	12-Jun-24			Bare. No window. With attached washroom.	
		#03-06	4,603	\$2.50	\$11,507.50	1-Aug-24				
34 Boon Leat Terrace Singapore 119866	Open Space	OS4	2,088	\$1.30	\$2,714.40	Immediate	15	N.A.	Cement flooring	Rent excludes facilities fee \$0.05 psf Walking distance to Pasir Panjang MRT 3 minutes walk to bus-stop Accessible via West Coast Highway



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Property Address	Usage	Unit no.	Size (sq ft)	Asking Rent PSF	Asking Rent Per Mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Space @ Tampines 18 Tampines Ind Crescent Singapore 528605	B1 Warehouse	#03-03E	1,247	\$3.20	\$3,990.40	Immediate	15	6	Bare. With lights. No window	Rent include facilities fee Units with sprinklers Not suitable for showroom Wide ramp-up, 40-footer accessible to ground floor loading bay 6 loading bays with dock levellers Heavy vehicle parking @ \$250/lot 24-hr access & CCTV Accessible via TPE & PIE Nearest MRT Tampines & Pasir Ris stations Opposite IKEA, near Giant & Courts
Singapore Handicrafts Building 72 Eunos Avenue 7 Singaopre 409570	B1 Warehouse / Ancillary Office	#04-06	657	\$3.30	\$2,168.10	1 wk's notice	7.5	3.5	With air-con, lights, windows & glass display frontage	Rent includes facilities fee of \$0.79 psf Individual split air-con units 1 Cargo lift, 1 Passenger Lift 24-hr access Minutes walk to Eunos MRT & Paya Lebar MRT Season parking \$90 per mth Single Phase 63 Amps
		#04-07A	320	\$3.30	\$1,056.00				With air-con & lights. No window	



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Property Address	Usage	Unit no.	Size (sq ft)	Rent PSF Per Mth	Rent Per Mth	20% Off Rent Per Mth	Availability	Furnishing	Amenities / Accessibility / Other Features
Phoenix Park Blk 310 Tanglin Rd S247975	Office	#01-03	440	\$4.50	\$1,980.00	\$1,670.24	Immediate	With windows, air-con & lights	<b>Promotional 20% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b> Rent includes facilities fee of \$0.98 psf per mth Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking Season parking \$109 per mth including GST for block 316 10 minutes drive to Orchard Rd Accessible by PIE
Phoenix Park Blk 314 Tanglin Rd S247977		#01-01	650	\$4.50	\$2,925.00	\$2,467.40			
		#01-04	504	\$4.50	\$2,268.00	\$1,913.18			
		#01-05	514	\$4.50	\$2,313.00	\$1,951.14			
		#01-06	488	\$4.50	\$2,196.00	\$1,852.45			
		#01-12	501	\$4.50	\$2,254.50	\$1,901.80			
		#01-13	501	\$4.50	\$2,254.50	\$1,901.80			
		#01-21	565	\$4.50	\$2,542.50	\$2,144.74			

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Property Address	Usage	Unit no.	Size (sq ft)	Rent PSF Per Mth	Rent Per Mth	20% Off Rent Per Mth	Availability	Furnishing	Amenities / Accessibility / Other Features
Phoenix Park Blk 316 Tanglin Rd S247978	Office	#02-01	2,547	\$4.00	\$10,188.00	\$8,649.61	Immediate	With air-con & lights. No window	<b>Promotional 20% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b> Rent includes facilities fee of \$0.98 psf per mth Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking Season parking \$109 per mth including GST for block 316 10 minutes drive to Orchard Rd Accessible by PIE
		#02-02	94	\$6.30	\$592.20	\$492.18			
		#02-04	63	\$6.30	\$396.90	\$329.87			
		#02-05	121	\$6.00	\$726.00	\$604.52			
		#02-08	57	\$6.30	\$359.10	\$298.45			
Phoenix Park Blk 318 Tanglin Rd S247979		#01-30	588	\$4.50	\$2,646.00	\$2,232.05		With windows, air-con & lights	
		#01-31	421	\$4.50	\$1,894.50	\$1,598.12			
		#01-43	416	\$4.50	\$1,872.00	\$1,579.14			
		#01-44	509	\$4.50	\$2,290.50	\$1,932.16			
		#01-49	403	\$4.50	\$1,813.50	\$1,529.79			
		#01-50	764	\$4.80	\$3,667.20	\$3,083.50			

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Property Address	Usage	Unit no.	Size (sq ft)	Rent PSF Per Mth	Rent Per Mth	30% Off Rent Per Mth	Availability	Furnishing	Amenities / Accessibility / Other Features
34 Boon Leat Terrace S119866	Ancillary Office	#04-12	401	\$3.30	\$1,323.30	\$996.08	Immediate	With air-con, lights & windows	<b>Promotional 30% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b> Rent includes facilities fee + utilities fee of \$0.58 psf but excluding air-con charges \$0.80 psf per mth Centralised air-con units Minutes walk to Pasir Panjang MRT Located at fringe of CBD 4 Loading bays 24-hour access F&B nearby Accessible via West Coast Highway Ample parking via season parking \$130 for cars & heavy vehicles \$200 (subject to GST)
		#04-14E	490	\$3.10	\$1,519.00	\$1,148.56			
		#04-14G	550	\$3.00	\$1,650.00	\$1,250.70		No window. With air-con & lights	
		#04-14H	560	\$3.00	\$1,680.00	\$1,273.44			
		#04-14J	450	\$3.10	\$1,395.00	\$1,054.80		With air-con, lights & windows	
		#04-17F	737	\$3.00	\$2,211.00	\$1,675.94		No window. With air-con, lights & 3 rooms	
		#04-19A	550	\$3.20	\$1,760.00	\$1,327.70		With air-con, lights, windows & 1 room	
		#04-20	882	\$2.90	\$2,557.80	\$1,943.93		No window. With air-con, lights & 4 rooms	
		#05-11/12	374	\$3.30	\$1,234.20	\$929.02		With air-con, lights & windows	

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34 Boon Leat Terrace S119866	Ancillary Office	#05-14	1,742	\$2.70	\$4,703.40	\$3,595.49	Immediate	With air-con, lights, windows & 5 rooms	<b>Promotional 30% Off Asking Rent for a limited period. Terms &amp; conditions apply for the promotional rent.</b> Rent includes facilities fee + utilities fee of \$0.58 psf but excluding air-con charges \$0.80 psf per mth Centralised air-con units Minutes walk to Pasir Panjang MRT Located at fringe of CBD 4 Loading bays 24-hour access F&B nearby Accessible via West Coast Highway Ample parking via season parking \$130 for cars & heavy vehicles \$200 (subject to GST)
		#05-15	561	\$3.10	\$1,739.10	\$1,314.98		No window. With air-con, lights & glass door	
		#05-17F	480	\$3.10	\$1,488.00	\$1,125.12		With windows, air-con & lights	
		#05-19B	300	\$3.10	\$930.00	\$703.20		No window. With air-con, lights & glass door	
		#05-20F	390	\$3.30	\$1,287.00	\$968.76		With air-con, lights & windows	

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10 Raeburn Park Podium Block S088702	Office	#02-15B	630	\$4.80	\$3,024.00	Immediate	With windows, air-con & lights	Rent for Greenhub serviced office units includes facilities fee of \$0.80 psf + air-con charges of \$0.80 psf per month Greenhub serviced office communal spaces & facilities includes pantry, meeting room, reception, photocopier & telephone lines Free 5 mins shuttle bus to and from Outram Park MRT on weekdays Next to new Kampong Bahru bus terminal Accessible via MCE, AYE & CTE 24 hr CCTV surveillance Season parking \$128 per mth for office units, discounted season parking \$84.60 per mth including GST for Greenhub units only
		#02-15D	318	\$6.00	\$1,908.00		With air-con, lights & glass door. No window	
10 Raeburn Park Block A S088702	Serviced Office	GH21	172	\$9.00	\$1,548.00		With full height windows, workstations, air-con, lights & wi-fi	
		GH27	180	\$9.00	\$1,620.00			
		GH43	152	\$9.00	\$1,368.00			



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34 Boon Leat Terrace S119866	Ancillary Office	#04-17C	120	\$3.50	\$420.00	1-Jun-24	With air-con & lights. No window	Rent includes facilities fee and utilities fee of \$0.63 psf but excluding air-con charges of \$0.80 psf per mth Minutes walk to Pasir Panjang MRT 4 Loading bays, 24-hr access, F&B nearby Accessible via West Coast Highway Ample parking via season parking \$130 for cars & heavy vehicles \$200 (subject to GST)
		#05-13	1,259	\$2.70	\$3,399.30	Immediate	With air-con, lights & window	
10 Raeburn Park Podium Block S088702	Office	#03-10C	260	\$4.90	\$1,274.00	1 week's notice	With air-con, lights & window	Rent includes facilities fee of \$0.80 psf per mth Free 5 mins shuttle bus to and from Outram Park MRT & additional drop-off/pick-up points at Tanjong Pagar & Tiong Bahru during lunch Next to new Kampong Bahru bus terminal Accessible via MCE, AYE & CTE Located at fringe of CBD 24 hr CCTV surveillance F&B nearby Season parking \$128 per mth Common shower facilities on ground floor Tenant mix include school for special needs children, gym, cafes, trampoline, serviced office & serviced apartment.
Phoenix Park Blk 318 Tanglin Rd S247979	Office	#01-65	416	\$5.00	\$2,080.00	2 mths' notice	With air-con, lights & windows	Rent includes facilities fee of \$0.98 psf per mth Free 5 minutes shuttle bus to & from Redhill mrt Colonial-style building Lush greenery Complimentary parking 10 minutes drive to Orchard Rd Accessible by PIE

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**LHN Industrial (Work Plus Store) Spaces For Lease**

**Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966**

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
100 Eunos Ave 7 Singapore 409572	Lockers	L3 / L4	6	Including GST	\$50.00	Immediate	5	1	6 sq ft 0.6m by 0.64m by 0.88m 10 sq ft 1m by 0.7m by 1m (WxDxH)	<p><b>Promotion :</b></p> <p><u>Basic Storage</u></p> <p>- Minimum lease 3 mths : 15% Off</p> <p>- Minimum 12 mths lease : 20% Off</p> <p><u>Business Storage</u></p> <p>- Minimum 4 mths lease : 10% Off + 0.5 mth rent-free</p> <p>- Minimum 7 mths lease : 10% Off + 1 mth rent-free</p> <p>- Minimum 14 mths lease : 15% Off + 2 mths rent-free</p> <p>📌</p> <p>Service fee stated is before discount</p> <p>Power sockets along common corridor</p> <p>Service fee includes utilities fee, facilities fee &amp; GST.</p> <p>24-access, 24-hr CCTV</p> <p>Minutes walk to Eunos MRT</p> <p>Accessible via PIE</p> <p>Variety of F&amp;B nearby</p> <p>1 complimentary season parking</p>
			10		\$90.00					
	Basic Storage	L3	45	Lumpsum incl. utilities fee, facilities fee & GST - <b>price before discount (*up to 20% Off)</b>	\$355.00	1-Jun-24		2.5	With lights only	
			55		\$360.00	1-Jul-24				
		L4	125		\$740.00	1-Jun-24				
	Business Storage	L3	112		\$750.00	Immediate		3	No window. With air-con & lights	
			128		\$850.00					
			155		\$1,080.00					
			159		\$980.00					
		L5	95		\$660.00					
			370		\$1,950.00					



Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
38 Ang Mo Kio Ind Park 2 Singapore 569511	Business Storage	L2	115	Lumpsum incl. utilities fee, facilities fee & GST - price before discount (*up to 20% Off)	\$720.00	Immediate	2.5	3.5	No window. With air-con & lights	<p><b>Promotion :</b></p> <p><b>Basic Storage L3</b></p> <p>- Minimum 7 mths lease: 15% Off</p> <p>- Minimum 14 mths lease: 20% Off</p> <p><b>Basic Storage L5</b></p> <p>35 sq ft minimum 14 mths lease : 35% Off</p> <p>70 sq ft less than 14 mths lease - 27% Off, minimum 14 mths lease - 32% Off</p> <p>90 sq ft less than 14 mths lease - 27% Off, minimum 14 mths lease - 32% Off</p> <p><b>Business Storage</b></p> <p>- Minimum 4 mths lease : 15% Off + 0.5 mth rent-free</p> <p>- Minimum 7 mths lease : 15% Off + 1 mth rent-free</p> <p>- Minimum 14 mths lease : 20% Off + 2 mths rent-free</p> <p>Service fee stated is before discount</p> <p>Service fee includes facilities fee, utilities fee &amp; GST</p> <p>Power sockets along common corridor</p> <p>Refurbished building</p> <p>24-hr access</p> <p>24-hr CCTV</p> <p>Bus-stop right outside premises with direct bus to Ang Mo Kio MRT station</p> <p>Accessible via CTE</p> <p>Season parking \$120 per mth</p> <p>In-house canteen</p> <p>3 cargo lifts &amp; 4 passenger lifts</p> <p>Single Phase 13 Amps</p>
			120		\$720.00				With window, air-con & lights	
			255		\$1,500.00					
		L3	110		\$720.00				No window. With air-con & lights	
			115		\$720.00					
			125		\$850.00					
			240		\$1,370.00					
			325		\$1,880.00					
		L4	80		\$620.00				No window. With air-con & lights	
			130		\$850.00					
			175		\$980.00					
			181		\$1,160.00					

## LHN Industrial (Work Plus Store) Spaces For Lease

**Enquiry Hotline: +65 6578 9966 / WhatsApp +65 8345 9966**

Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
38 Ang Mo Kio Ind Park 2 Singapore 569511	Basic Storage	L5	25	Lumpsum incl. utilities fee, facilities fee & GST - price before discount (*up to 30% Off)	\$315.00	Immediate	2.5	2.5	No window. With lights only	<b>Promotion :</b> <b>Basic Storage L5</b> <b>35 sq ft minimum 14 mths lease : 35% Off</b> <b>70 sq ft less than 14 mths lease - 27% Off, minimum 14 mths lease - 32% Off</b> <b>90 sq ft less than 14 mths lease - 27% Off, minimum 14 mths lease - 32% Off</b>  Service fee stated is before discount Service fee includes facilities fee, utilities fee & GST Power sockets along common corridor Refurbished building 24-hr access, 24-hr CCTV Bus-stop right outside premises with direct bus to Ang Mo Kio MRT station Accessible via CTE
			35		\$370.00					
			65		\$495.00					
			70		\$530.00					
			93		\$655.00					
71 Lorong 23 Geylang Singapore 388386 (Opposite Aljunied MRT)	Business Storage	WPS307	160	Lumpsum incl facilities fee, utilities fee & GST <b>Price before discount (*up to 15% Off + 1 mth rent-free)</b>	\$1,215.00	Immediate	10	3.5	With window, air-con, lights, wi-fi & powerpoint	<b>Promotion</b> <b>- 10% Off with minimum 6 mths lease.</b> <b>- 15% Off + 1 mth rent-free with minimum 12 mths lease</b>  Service fee includes facilities fee of \$0.96 psf, utilities fee & GST Newly refurbished building 24-hr access & CCTV Opposite Aljunied MRT & 6 mins walk to SingPost Units accessible using smart lock system with pin number Season parking \$10.70 per lot per mth, subject to availability of lots Free wi-fi & usage of meeting rooms
		WPS503	160		\$1,215.00					
		WPS701	125		\$1,020.00					

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Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Spaze 202 Kallang Bahru Singapore 339339	Basic Storage	L2	65	Lumpsum including utilities fee, facilities fee & GST (up to 25% Off + 2.5 mths rent-free)	\$500	Immediate	5	2.5	Bare	<p>Promotion :</p> <ul style="list-style-type: none"><li>Minimum 3 mths lease : 20% Off + 0.5 mth rent-free</li><li>Minimum 6 mths lease : 20% Off + 1 mth rent-free</li><li>Minimum 12 mths lease : 25% Off + 2.5 mth rent-free</li></ul> <p>Service fee includes facilities fee, utilities fee &amp; GST Service fee stated is before promotion.</p> <p>Power sockets outside unit along common corridor Ground floor communal space for tenants with free wi-fi, air-con, lights, sink, power sockets &amp; snacks vending machines Centralised air-conditioning units 9 am to 9 pm Newly refurbished building Minutes walk to Bendemeer MRT, Boon Keng MRT &amp; Kallang MRT 5 loading bays Accessible via PIE Single Phase 13 Amps</p>
	Business Storage		140		\$1,200				With window, air-con & lights	
			150		\$1,235					
			160		\$1,300					
	Basic Storage	L3	50		\$430				With lights only	
			60		\$490					
	Business Storage		110		\$945					
	Basic Storage	L4	65		\$500				With lights only	
			70		\$525					
			75		\$535					
			80		\$545					
			85		\$555					
			90		\$590					
			95		\$620					
			115		\$765					

## LHN Industrial (Work Plus Store) Spaces For Lease

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Address	Usage	Unit no.	Size (sq ft)	Service Fee	Service Fee per mth	Availability	Floor Loading (kN/m2)	Ceiling Height (m)	Furnishing	Other Features / Accessibility / Amenities
Spaze 202 Kallang Bahru Singapore 339339	Basic Storage	L4	130	Lumpsum including utilities fee, facilities fee & GST (up to 25% Off + 2.5 mths rent-free)	\$830	Immediate	5	2.5	With lights only	<p><u>Promotion for Full Rent Payment :</u></p> <ul style="list-style-type: none"><li>• Minimum 3 mths lease : 20% Off + 1 mth rent-free</li><li>• Minimum 6 mths lease : 20% Off + 2 mths rent-free</li><li>• Minimum 12 mths lease : 20% Off + 4 mths rent-free</li></ul> <p><u>Promotion for Monthly Payment :</u></p> <ul style="list-style-type: none"><li>• Minimum 3 mths lease : 10% Off + 1 mth rent-free</li><li>• Minimum 6 mths lease : 10% Off + 2 mths rent-free</li><li>• Minimum 12 mths lease : 10% Off + 4 mths rent-free</li></ul> <p><u>Terms &amp; Conditions:</u></p> <p>*Promo until 31st May 2024</p> <p>*Promo will change on 1st June 2024</p> <p>*Full payment by 31st May 2024 to enjoy promo</p> <p>*L1 units to be ready between 1st to 15th June 2024</p> <p>*Lease start date no later than 30th June 2024</p> <p>Service fee includes fac</p> <p>Service fee includes facilities fee, utilities fee &amp; GST</p> <p>Service fee stated is before promotion.</p> <p>Power sockets outside unit along common corridor</p> <p>Ground floor communal space for tenants with free wi-fi, air-con, lights, sink, power sockets &amp; snacks vending machines</p> <p>24-hour air-conditioning</p> <p>Newly refurbished building</p> <p>Minutes walk to Bendemeer MRT, Boon Keng MRT &amp; Kallang MRT</p> <p>5 loading bays</p> <p>Accessible via PIE</p> <p>Single Phase 13 Amps</p>
			150		\$920					
		L5	50		\$470					
			55		\$480					
			100		\$680					
	Locker Units	L1	15	Lumpsum including utilities fee, facilities fee & GST (up to 20% Off + 4 mths rent-free)	\$145	15-Jun-24				
	Basic Storage		20		\$315					
			25		\$360					
			30		\$415					
			40		\$450					
			50		\$530					
			70		\$603					
			90		\$685					
			100		\$740					
			125		\$900					
			135		\$975					
			150		\$1,090					