



31 INTERNATIONAL BUSINESS PARK

Located within the International Business Park, 31 International Business Park is a part seven-storey and part eight-storey business park building prominently situated at the entrance of Jurong Gateway.

31 International Business
Park Singapore 609921

31 International Business Park is well connected, located within walking distance to Jurong East MRT station, IMM, Westgate, Perennial Business City, JEM, and Jurong East Regional Centre.

The building houses amenities such as a childcare centre, a food court, and an auditorium.





ACCESSIBILITY

- Located next to Jurong Lake District, a commercial hub with a vibrant mix of office, retail, residential, hotel, and entertainment
- Walking distance to Jurong MRT station
- 5-minute drive to Ayer Rajah Expressway (AYE) and the Jurong MRT station
- 15-minute drive to City and 30-minute drive to Singapore Changi Airport via Ayer Rajah Expressway (AYE)

Shuttle Bus Services

- Provided by CapitaLand to IMM
- Provided by JTC to Jurong East MRT station

BUILDING SPECIFICATIONS

Type of Building

- Part 7-storey and part 8-storey business park building with basement carpark
- Green features: Motion-sensor lightings, toilets with water saving fittings, and recycling corner

Floor Area

- Total NLA: Approx. 48,968 sqm

Floor Loading

- 1st storey: 5.0 - 20.0 kN/sqm
- 2nd to 7th storeys: 4.0 - 7.5 kN/sqm
- 8th storey: 1.5 - 4.0 kN/sqm

Typical Floor Plate

- Approx. 1,406 sqm to 11,480 sqm

Ceiling Height (Maximum Height)

- Floor-to-slab soffit
 - 1st storey: Approx. 5.6 m
 - 2nd to 7th storeys: Approx. 4.0 m

Column Grid

- Approx. 12.5 m x 9.0 m

Lifts

- Passenger/fireman's lifts:
 - 7 x 1,050 kg (15 persons)
 - 2 x 1,360 kg (20 persons)
- Cargo lifts: 4 x 3,000 kg
 - Dimensions: 4.0 m (W) x 3.0 m (D) x 2.5 m (H)
 - Lift car door size: 2.5 m (W) x 1.8 m (H)

Loading Bay Facilities

- 10 loading / unloading bays with dock levellers

Parking Lots

- Car: Approx. 430
- Motorcycle: 42
- EV: 8
- Parking lot allocation: 1 lot per 200 sqm leased

Air-Conditioning System

- Centralised chilled water system
- Air-conditioning provided from Monday to Friday (8am to 6pm) and Saturday (8am to 1pm)
- Unavailable on Sundays and public holidays

Air-Conditioning Charges

- Chilled water supply : \$0.735/RT
- Air-conditioning extension*
 - Weekdays after 6pm: \$84 per AHU per hour (min. 2 AHUs)
 - Weekends and public holidays: \$157.50 per AHU per hour (min. 2 AHUs)

*Applicable after office hours

Power Supply Allocation

- Approx. 60 watts or 0.14 amps per sqm of lettable area

Provisions

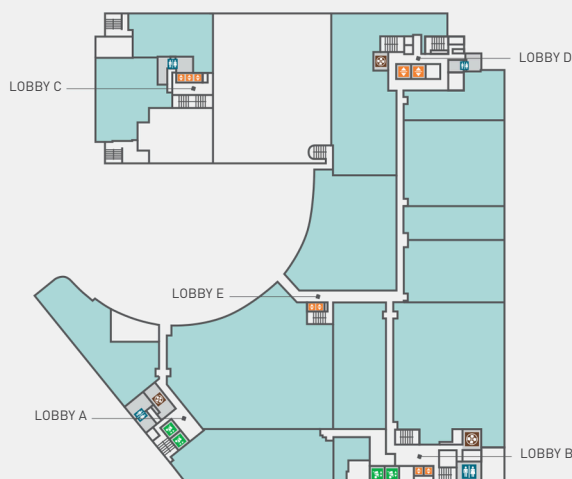
- 24-hour security surveillance (at common area)
- Ceiling board and lightings (in units)
- Automatic fire sprinkler system

Amenities

- Canteen, auditorium / seminar facilities, and childcare centre

TYPICAL FLOOR PLAN

- Leasable Area
- Passenger Lift
- Cargo Lift
- Toilet
- AHU Room



Leasing Enquiries

✉ sg.marketing@capitaland.com

☎ 6508 8686

📞 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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