

Nucleos

21 Biopolis Road Nucleos Singapore 138567

Located in one-north and close proximity to National University of Singapore, Nucleos is a seven-storey twin tower development for world-class biomedical companies to set up their research & development hub.

Nucleos offers innovative, modular units with lab-friendly features such as district cooling system, central chilled water tap-off points and prearranged dedicated exhaust shaft. F&B outlets are also available to provide convenience for the tenants.

It is a 7-storey twin tower research building with modular units with F&B outlets on the ground floor

Sky garden at 4th storey fostering community interaction between indoor and outdoor spaces

- Research/Laboratory (1st - 7th storey)
- Modular unit: Enables flexibility and efficiency in lab space plan for any R&D/laboratory activities
- Shell-plus Laboratory: Fitted with false ceiling, dedicated air-conditioning system (FCU), lighting and vinyl flooring for quick laboratory/office setup Office (6th storey)
- Commercial office space fitted with false ceiling, central air conditioning and lighting

Within 5 minutes' drive from National University of Singapore, National University Hospital and Singapore Science Park

5 minutes' drive from Ayer Rajah Expressway

15 minutes' drive from Central Business District Within walking distance to Buona Vista and one-north MRT stations

Type	Unit	Area (sqm/sf)	Rent (\$psm / \$psf)	Availability
1 Childcare, Industrial Canteen	Level 1	355 sqm / 3,827.68 sf	\$37.67 / \$3.50	Immediate

For viewing appointment call : **David Phua +65 9844 8486**

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