CT PEMIMPIN

RARE CITY MODERN INDUSTRIAL



Artist's Impression

FREEHOLD | 43 JALAN PEMIMPIN

DRAFT

IN LAND-SCARCE SINGAPORE, FREEHOLD INDUSTRIAL ZONES ARE A RARE FIND IN THE CITY

CT Pemimpin is a freehold B1 industrial development, offering excellent accessibility in a highly sought-after district for business growth. Its prime location enhances innovation, boosts productivity, and drives success. The commitment to sustainability ensures lasting value and environmental responsibility, making it a prized asset for generations to come.

DISCOVER
CT PEMIMPIN



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RARE FREEHOLD B1 INDUSTRIAL IN THE MAKING

• 5 mins walk to Marymount MRT station,
13 mins walk to Bishan MRT station & Junction 8

• 56 exclusive industrial units and
3 spacious industrial canteens

• Floor-to-floor height from 5.6m to 7.35m

• 5-storey ramp-up driveway

• 2 rooftop pavilions

• Each unit enjoys access to one of the 59 parking spaces

• Attached toilet for every unit

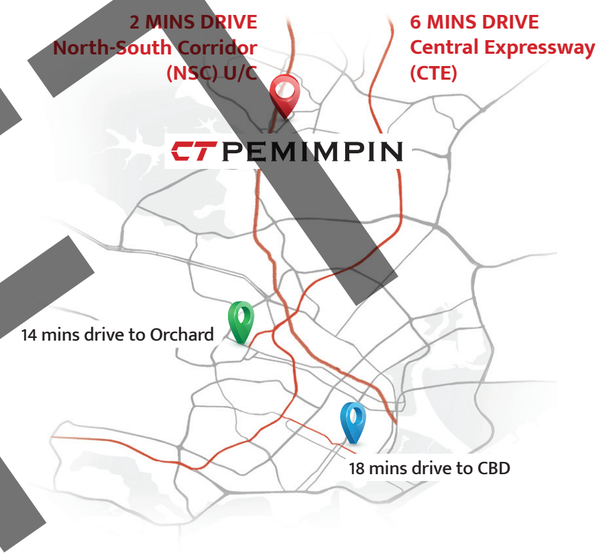
• 2 Loading / Unloading bays and 1 lorry park

• Separate passenger and goods/service lift lobbies

DISCOVER
CT PEMIMPIN



WORLD-CLASS DESTINATIONS IN PROXIMITY VIA CTE







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Marymount MRT	5 MINS WALK	
Bishan MRT	13 MINS WALK	
Sin Ming Industrial Estate	6 MINS DRIVE	
Ang Mo Kio Industrial Park 1	6 MINS DRIVE	
Central Business District	18 MINS DRIVE	
Junction 8	13 MINS WALK	
Bishan North Shopping Mall	4 MINS DRIVE	
Thomson Plaza	5 MINS DRIVE	
Zhongshan Mall	8 MINS DRIVE	
Toa Payoh Hub	11 MINS DRIVE	
Orchard Road Shopping Belt	14 MINS DRIVE	
North–South Corridor (NSC) U/C	2 MINS DRIVE	
Central Expressway (CTE)	6 MINS DRIVE	
Clover Way Eateries	1 MIN WALK	
Eatern House Of Seafood	3 MINS WALK	
Shunfu Market & Food Centre	3 MINS DRIVE	
Upper Thomson Road Eateries	3 MINS DRIVE	
Balestier Road Eateries	9 MINS DRIVE	
MacRitchie Reservoir Park	16 MINS WALK	
Bishan-Ang Mo Kio Park	5 MINS DRIVE	
Singapore Island Country Club	9 MINS DRIVE	
Health City Novena	11 MINS DRIVE	

WORK–LIFE BALANCE WITH NEARBY AMENITIES

Unwind at the vibrant Upper Thomson enclave, shop at the nearby Junction 8, or recharge at the scenic MacRitchie Reservoir. Nestled in the heart of it all, CT Pemimpin offers the perfect work-life balance, with seamless access to Marymount and Bishan MRT stations, putting ultimate convenience right at your doorstep.

360°

Click here to experience the spectacular skyline







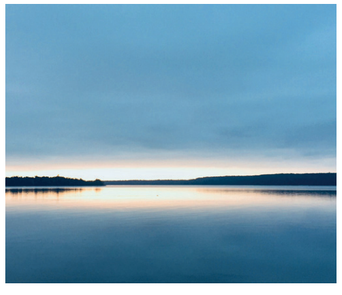












EXPLORE

CT PEMIMPIN

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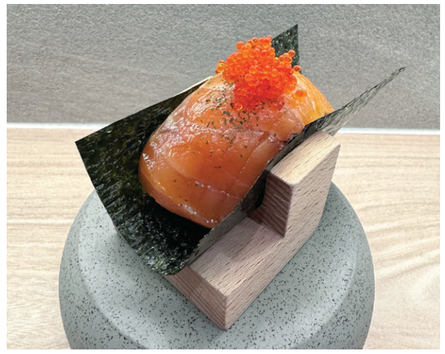
Artist's Impression

CHIC ON THE OUTSIDE
FUNCTIONAL ON THE INSIDE

CT Pemimpin boasts a modern design, featuring thoughtful sustainability initiatives that enhance energy efficiency by maximising natural light through full glass window panels and rooftop solar panels, coupled with green communal spaces. Additionally, it offers flexible layouts that cater to a wide range of businesses, from clean industry to clean and light production, allowing for tailored configurations to meet specific operational requirements.

UNVEIL

CT PEMIMPIN







3 SPACIOUS INDUSTRIAL CANTEENS TO WHET THE APPETITE

Conveniently situated within CT Pemimpin, the three canteens are designed to offer a wide variety of culinary options to suit diverse tastes. With an extensive selection of delicious meals, these canteens cater not only to the local workforce but also to nearby commercial and residential communities.

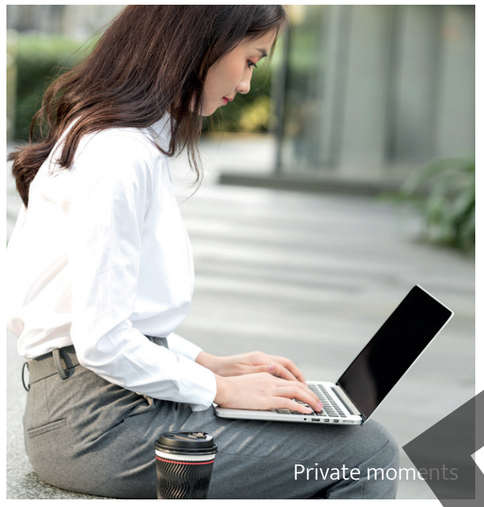


Artist's Impression

2 ROOFTOP PAVILIONS FOR RELAXATION AND NETWORKING

Whether you're looking for a peaceful retreat to unwind during your lunch break or an inspiring venue to host a company event, the rooftop is designed to elevate every moment and cater to your every need.


Corporate events


Private moments


Corporate launches


Networking sessions


Corporate gatherings


Artist's Impression

DRAFT

Artist's Impression

STREAMLINED ACCESS WITH A RAMP–UP DRIVEWAY

The thoughtfully designed 5-storey ramp-up driveway ensures total convenience and seamless operations for your business. Parking is made effortless, with 59 parking spaces available for you and your visitors.

WHERE LIKE-MINDED INDIVIDUALS COME TOGETHER IN A THRIVING WORKPLACE

CT Pemimpin offers an ideal environment for clean and light industries, with flexible layouts, energy-efficient design, and sustainable features, supporting productivity and business success in a modern, hygienic, and adaptable workspace.











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SHAPING A GREENER FUTURE WITH A COMMITMENT TO SUSTAINABILITY

END-OF-TRIP FACILITIES

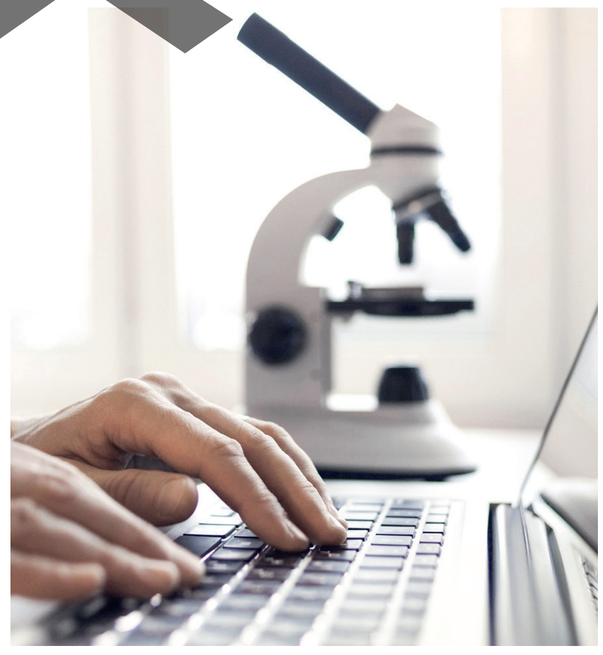
- SHOWER
- BIKE RACKS
- LOCKERS

COMMUNAL AREA & DEVELOPMENT FEATURES

- SKY GARDEN
- EV CHARGING STATIONS
- SOLAR PANELS (FUTURE)
- RECYCLING CORNER
- WATER SAVING FITTINGS
- DOUBLE-GLAZED WINDOWS (FOR SELECTED UNITS)
- MOTION-SENSOR LIGHTINGS

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BUSINESS SUITABILITY

- Media house
- Event organiser
- E-business
- Live streaming house
- Training academy (In-house)
- Telecommunications
- Training centre (In-house)
- Software developers
- Electronic publishing
- Call centre
- E-commerce

UNVEIL

CT PEMIMPIN



Artist's Impression

SECTIONAL DIAGRAM

ROOF LEVEL

9TH STOREY - 7.000M*

8TH STOREY - 5.600M*

7TH STOREY - 5.600M*

6TH STOREY - 5.600M*

5TH STOREY - 7.350M*

MEZZANINE - 3.675M*

5TH STOREY - 3.675M*

4TH STOREY - 5.600M*

3RD STOREY - 5.600M*

2ND STOREY - 5.600M*

1ST STOREY - 7.025M*

*FLOOR-TO-FLOOR HEIGHT

FUNCTIONAL SPECIFICATIONS

- Ramp-up vehicular access to 5 floors for direct loading / unloading
- Floor-to-floor height from 5.6m to 7.35m
- 7.5m rigid truck loading / unloading parking lot
- Roller shutter entrances (for selected units)
- 56 spacious units
- 3 spacious industrial canteens
- Modular unit layout
- Attached toilet for every unit
- 59 parking lots



ROOF PLAN – 9TH STOREY

FACILITIES

15 Passenger Lift Lobby
16 Pavilions
17 Social Deck
18 Water Feature
19 Accessible Toilet
20 Service Lift



SITE PLAN – 1ST STOREY

ANCILLARY

1 Ingress (In)
2 Egress (Out)
3 Drop-off Point
4 Passenger Lift Lobby
5 Service Lift
6 Carpark Lots
7 Loading / Unloading Bay
8 Lorry Lot
9 Locker
10 Toilet
11 Accessible Toilet
12 Bicycle Parking Area
13 Motorcycle Lots
14 Bin Centre

Temporary Industrial Canteen
Industrial Units



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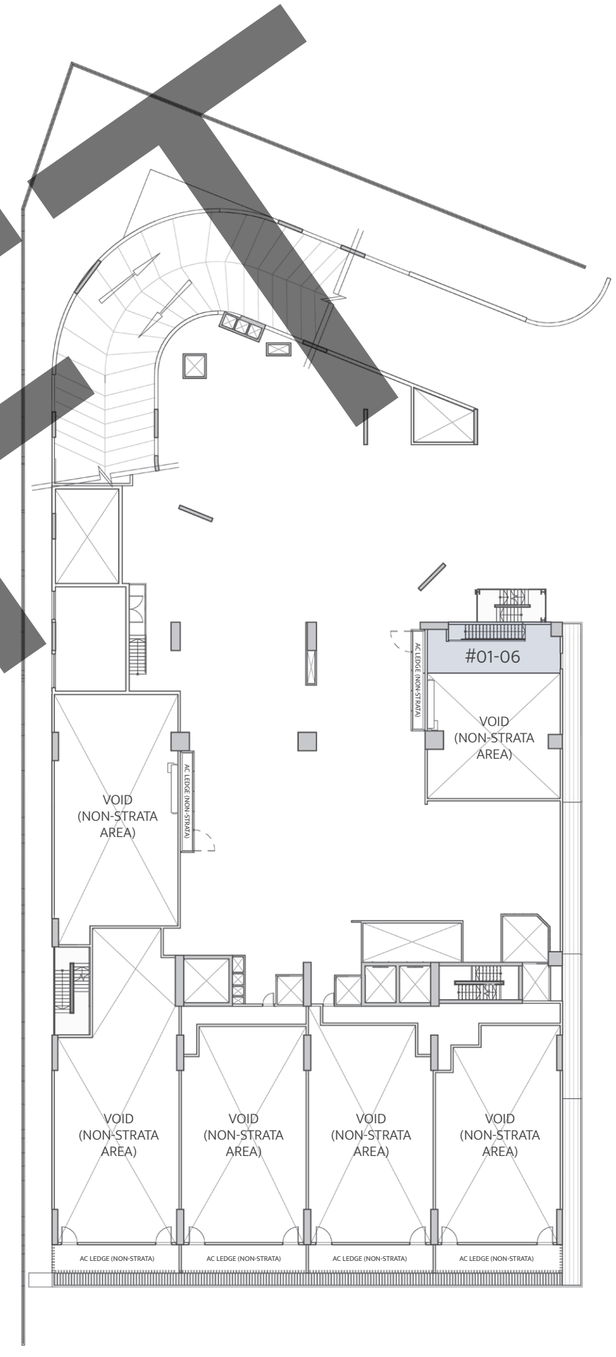
1ST STOREY



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1ST STOREY MEZZANINE



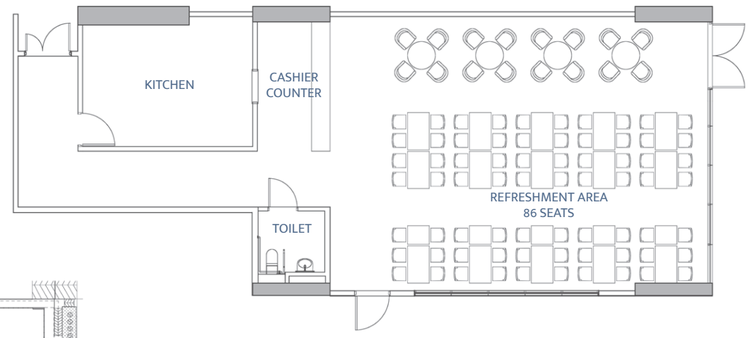
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TEST FIT LAYOUT

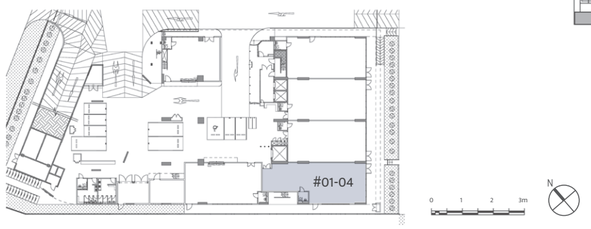
#01-04

CANTEEN WITHOUT STALL

No. of Seats	86
Kitchen	1
Cashier Counter	1



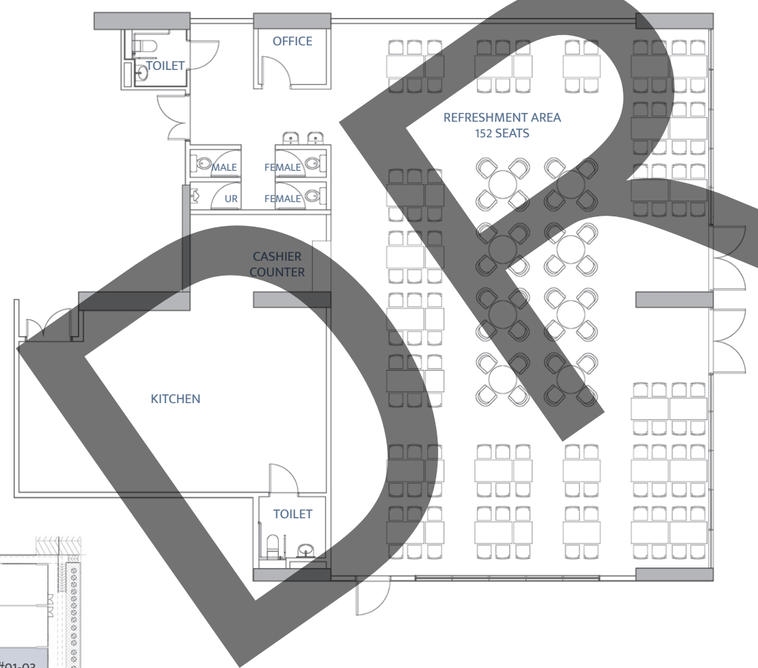
KEY PLAN



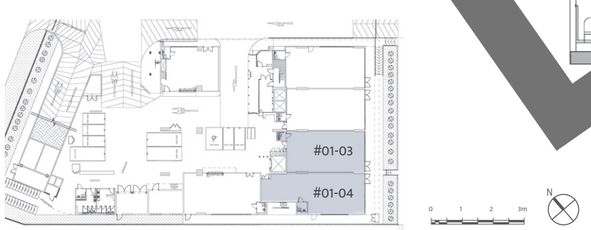
#01-03 TO 04

CANTEEN WITHOUT STALL
(PERMIT TO CATER)

No. of Seats	152
Kitchen	1
Cashier Counter	1
Office	1



KEY PLAN



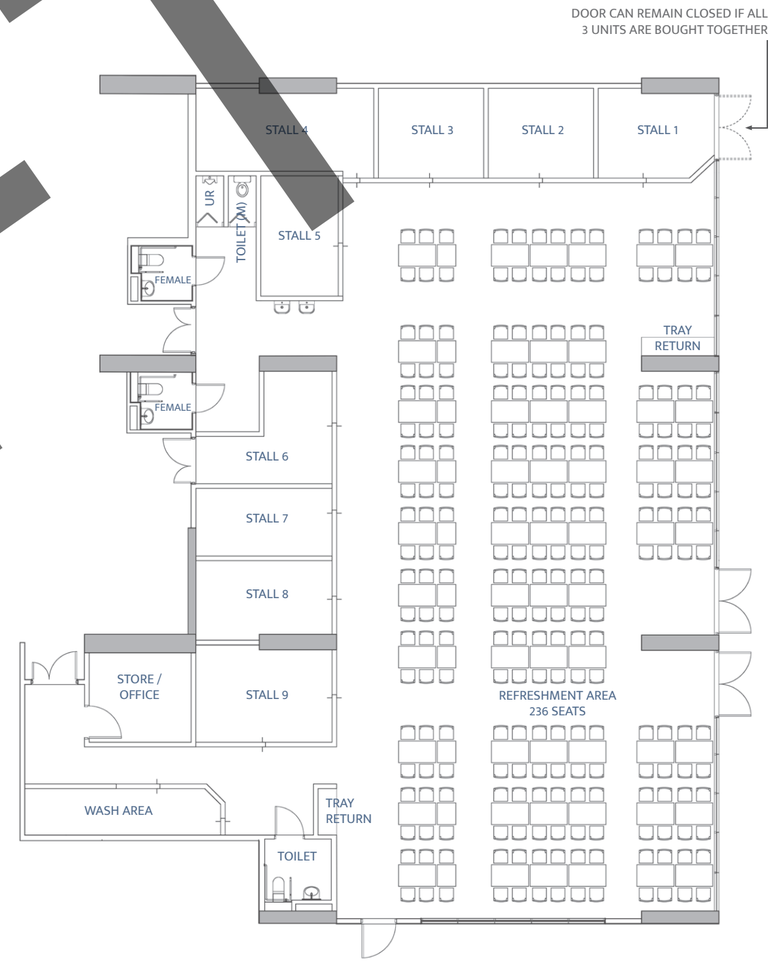
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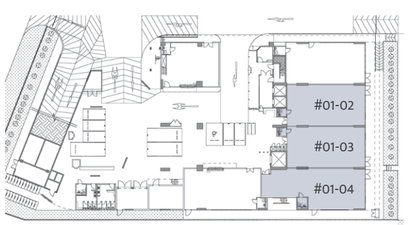
#01-02 TO 04

INDUSTRIAL CANTEEN

No. of Stalls	9
No. of Seats	236
Wash Area	1
Tray Return	2
Office / Store	1



KEY PLAN

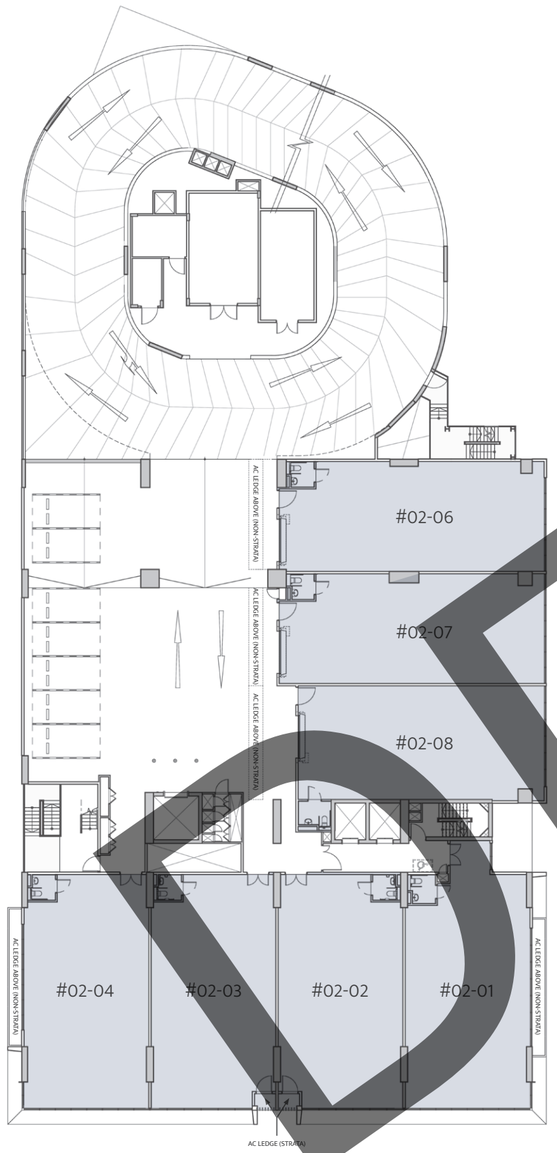


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2ND STOREY



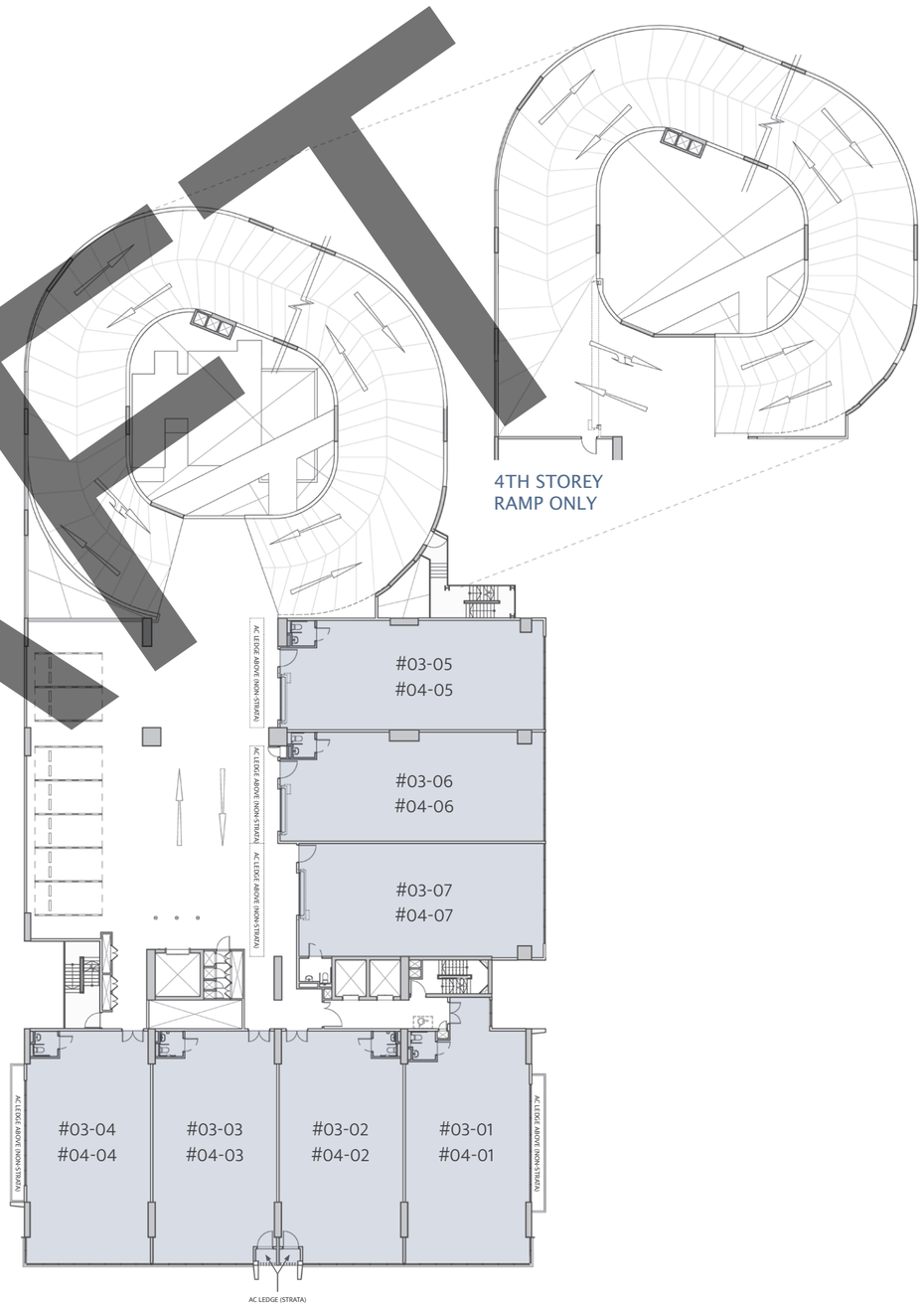
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0 1.5 3 4.5 6 7.5 9m

SCALE 1:150

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3RD & 4TH STOREY



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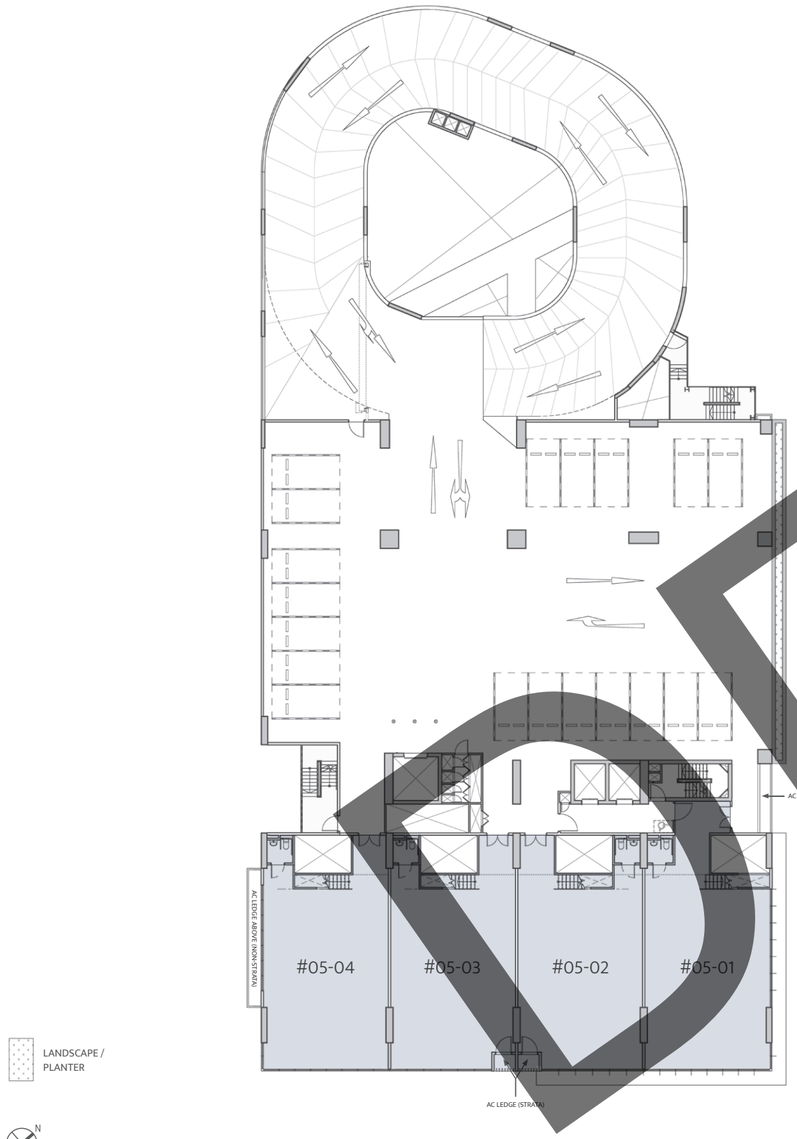
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5TH STOREY



LANDSCAPE / PLANTER

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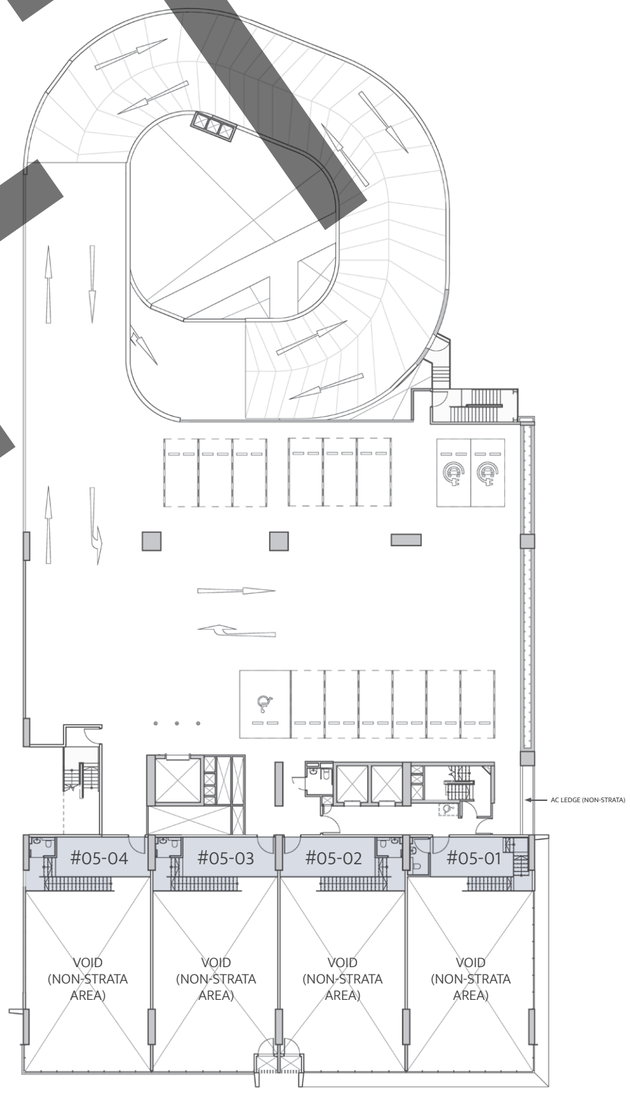
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5TH STOREY MEZZANINE



LANDSCAPE / PLANTER

N

0 1.5 3 4.5 6 7.5 9m

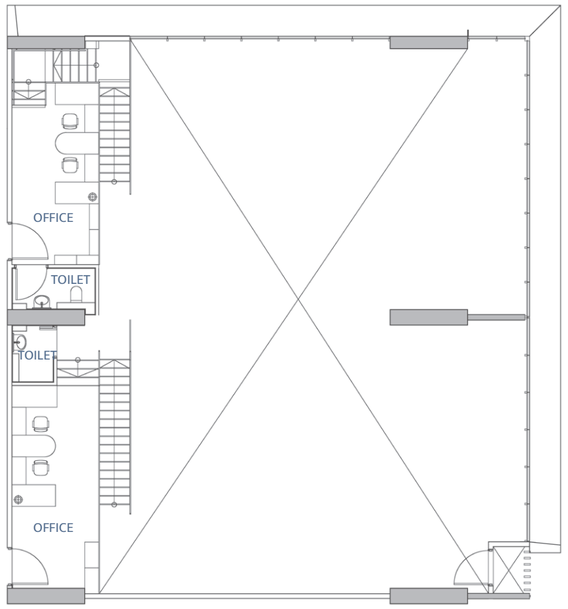
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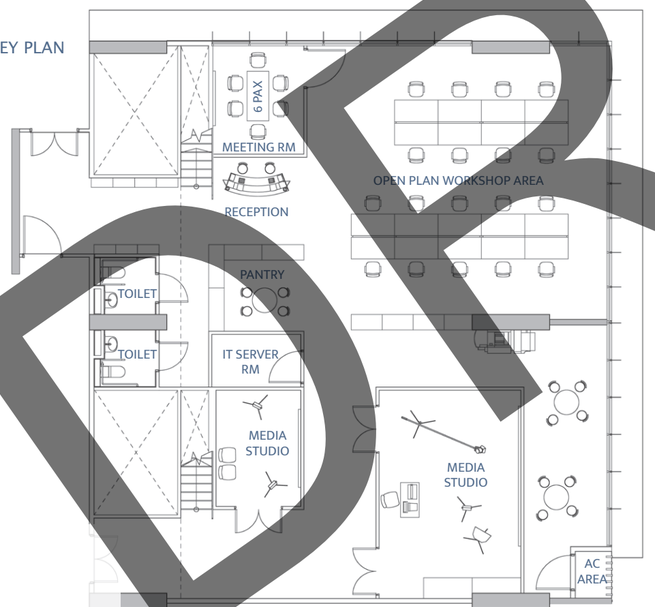
#05-01 TO 02

MEDIA PRODUCTION FIRM

No. of Work Stations	18
No. of Media Studios	2
No. of Offices	2
Meeting Room	1
Reception	1
Pantry	1
IT Server Room	1

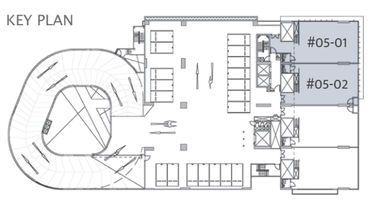


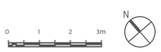
5TH MEZZANINE PLAN



5TH STOREY PLAN

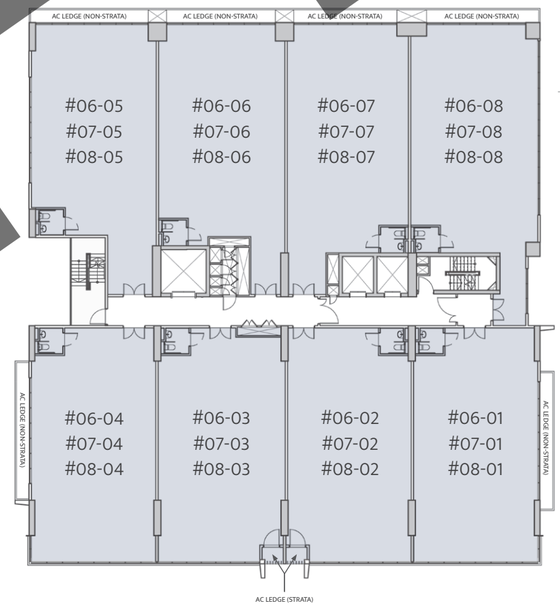
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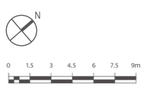




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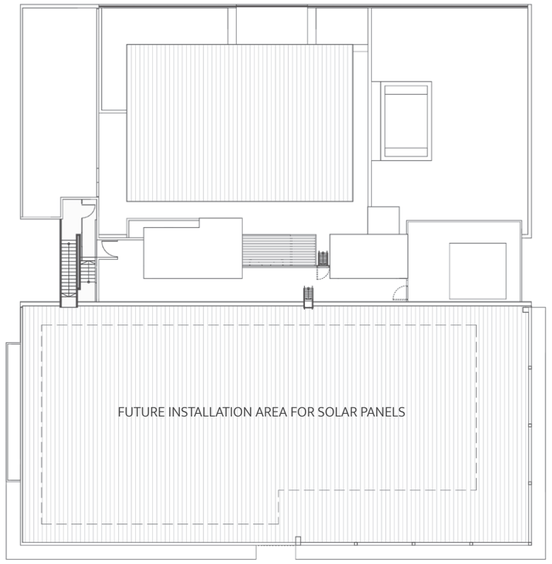
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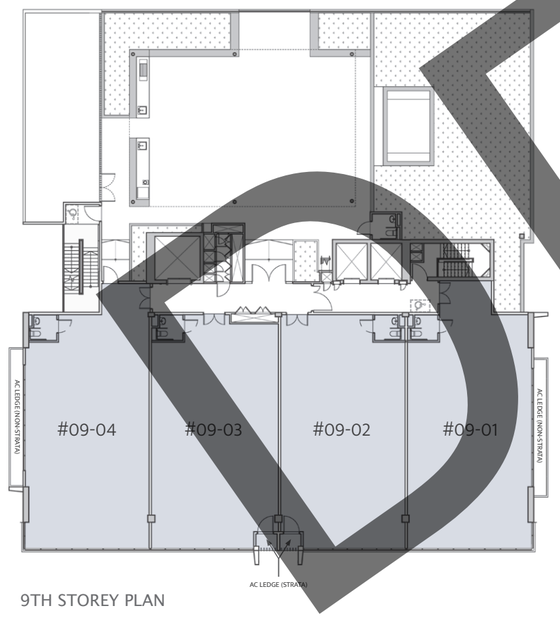


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ROOF STOREY PLAN



9TH STOREY PLAN

LANDSCAPE / PLANTER

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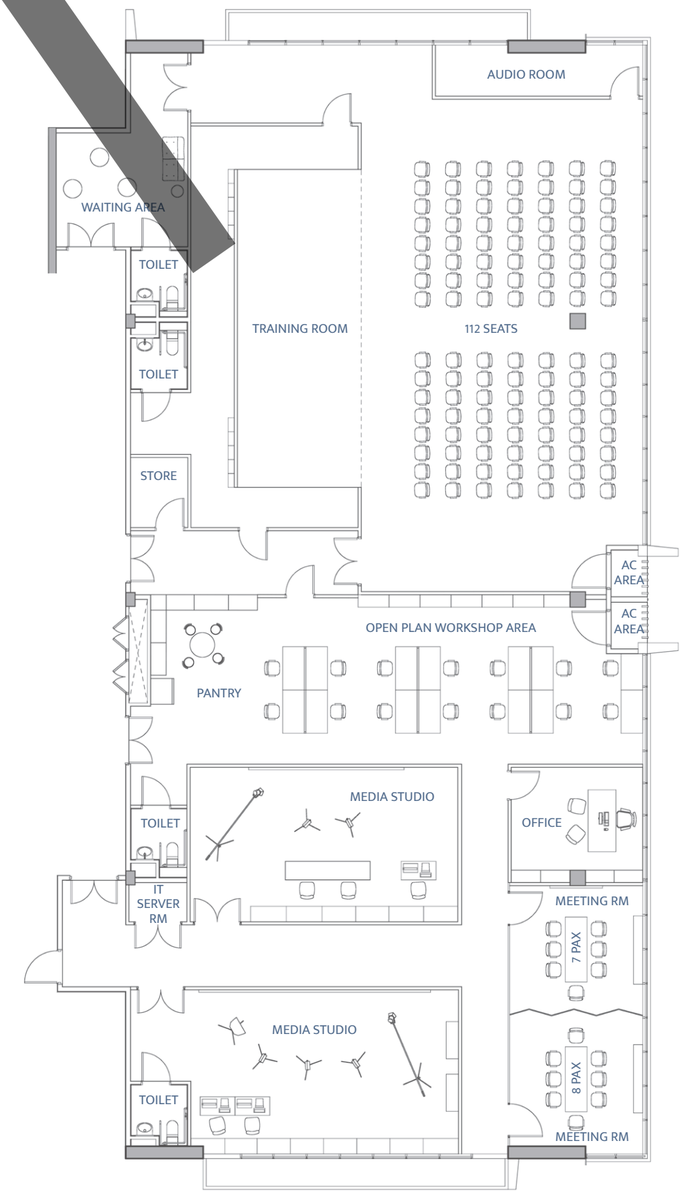
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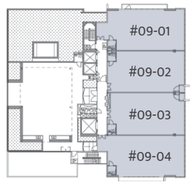
#09-01 TO 04

MEDIA PRODUCTION IN HOUSE TRAINING CENTRE

No. of Training Room Seats	112
No. of Work Stations	14
No. of Media Studios	2
No. of Meeting Rooms	2
IT Server Room	1
Audio Room	1
Store	1
Pantry	1
Office	1



KEY PLAN



0 1 2 3m

N

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CHIU TENG GROUP
九鼎集团

Since 1999, CHIU TENG GROUP has built a reputation as a trusted developer and builder of high-quality industrial and commercial properties. Our projects are defined by intelligent design and reliable construction, with a focus on meeting people's needs. Versatility is central to our solutions, with modular designs enabling flexible use for both start-ups and established businesses. We emphasise construction quality to ensure durability, ease of maintenance, and precision. From development to construction, we deliver spaces that inspire innovation.





CT HUB



CT HUB 2



CT FOODCHAIN



CT FOODNEX



9@TAGORE



E-CENTRE@REDHILL

DRAFT

Developer: CT Pemimpin Pte. Ltd. (Company Registration No.: 202348571R) • Location: Lot 04074N MK18 at 43 Jalan Pemimpin Singapore 577192 • Land Tenure: Estate In Fee Simple Encumbrances: Mortgage in favour of United Overseas Bank Limited • Building Plan No.: A2788-05471-2024-BP01 Dated 02 January 2025 • Expected Date of Vacant Possession: 30 September 2029 • Expected Date of Legal Completion: 30 September 2032

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