



# AC FOOD BUILDING

7 KIM CHUAN LANE  
537071

FREEHOLD





# A HUB FOR YOUR FOOD BUSINESS

*AC Food Building is an ideal space for you to  
fulfill your culinary business operations.*



# INTRODUCTION

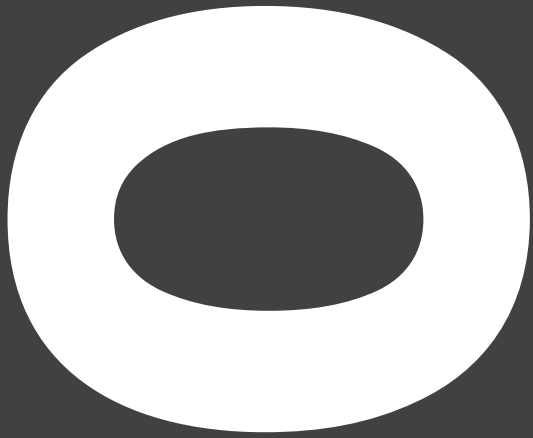
*Strategically located at Kim Chuan Terrace within the Tai Seng business district, AC Food Building is a 6 storey freehold food factory, specially designed to cater to your food operation needs.*

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This 6-Storey freehold B2 Food Factory building is located strategically at Kim Chuan Lane, in the heart of the thriving Tai Seng Business Cluster, surrounded by a plethora of notable businesses as well as high tech food factories.

Within 7 mins walk to Tai Seng MRT and 2 stations away from the bustling Serangoon MRT Interchange and Paya Lebar MRT interchange, it provides the utmost convenience and accessibility.

7 Kim Chuan Lane has excellent connectivity to all parts of Singapore via the major expressways such as the Pan Island Expressway (PIE), Central Expressway (CTE) and Kallang Paya Lebar Expressway (KPE), that takes only 12 - 15 mins drive to Changi International Airport and the Central Business District (CBD).



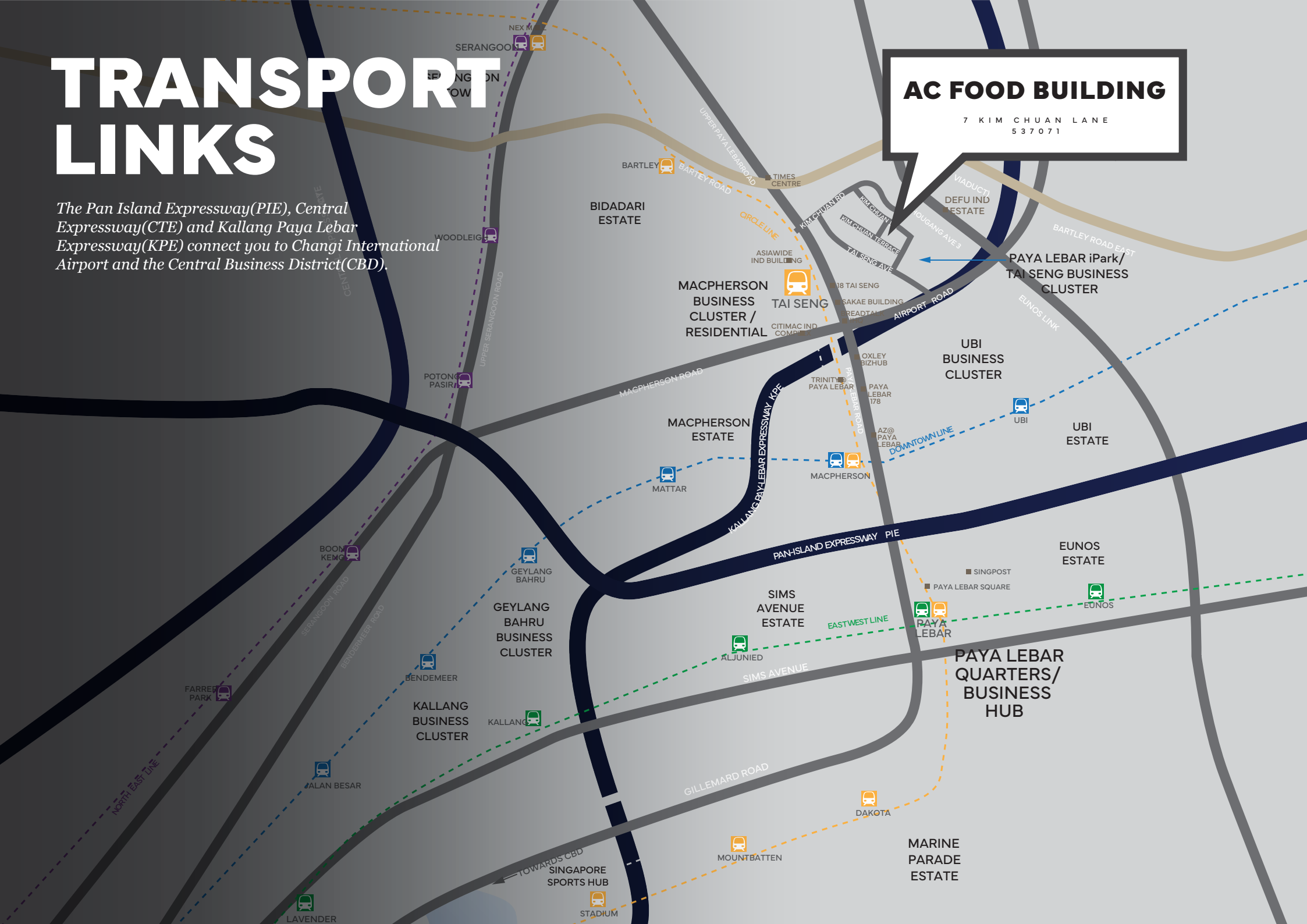
# The Area

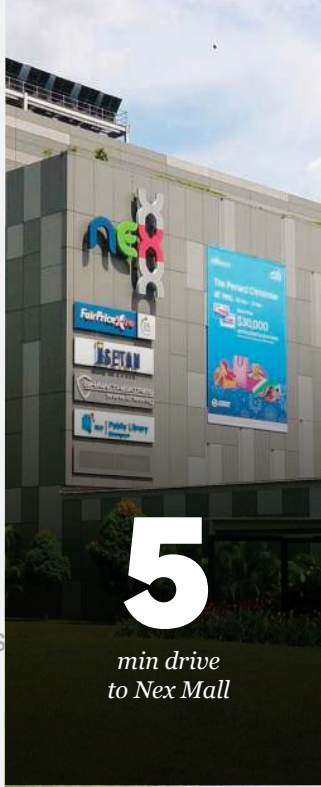
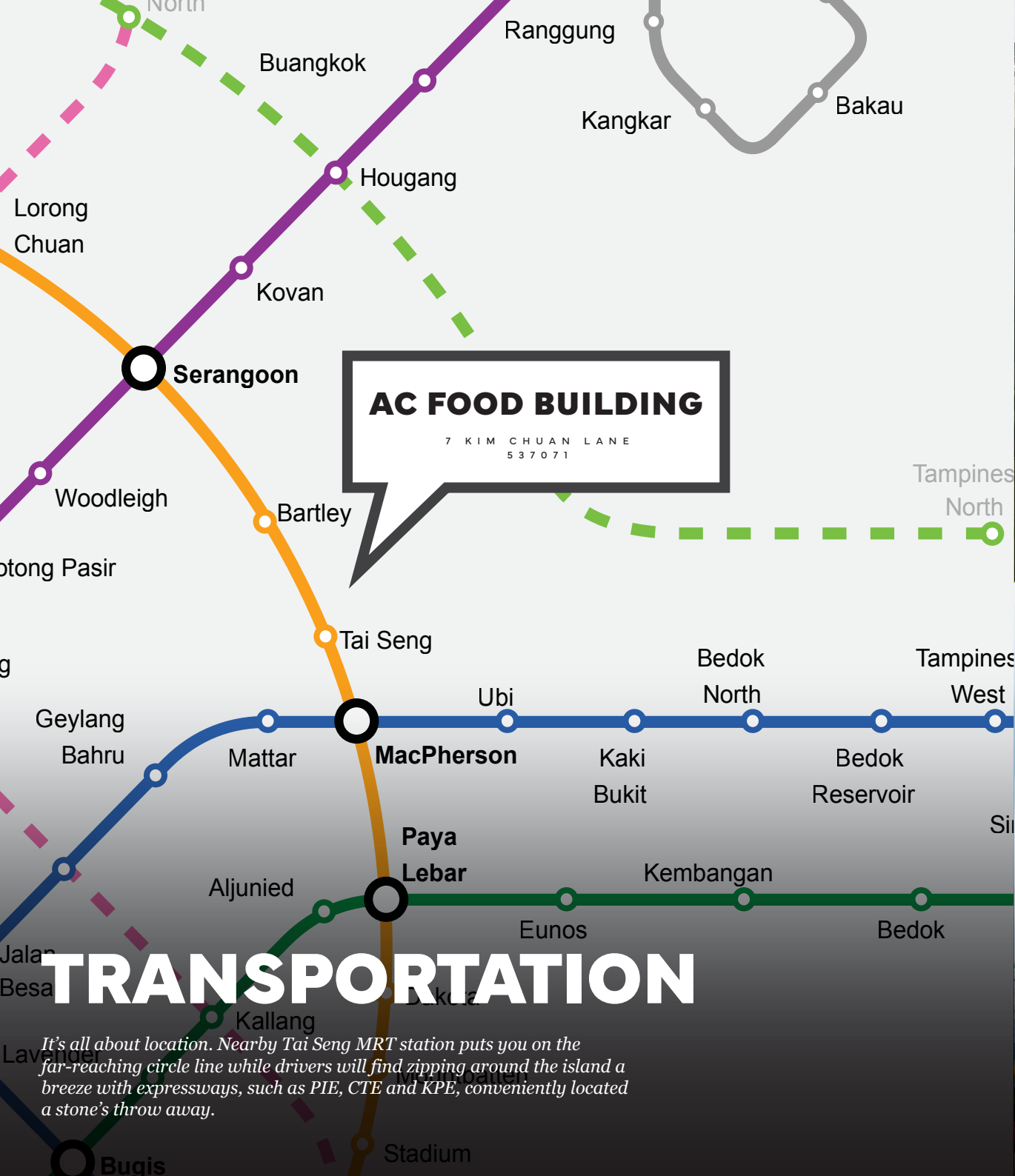
Within the vicinity of Tai Seng business district, excellent connectivity to all parts of Singapore via MRT and major expressways.

# TRANSPORT LINKS

The Pan Island Expressway (PIE), Central Expressway (CTE) and Kallang Paya Lebar Expressway (KPE) connect you to Changi International Airport and the Central Business District (CBD).

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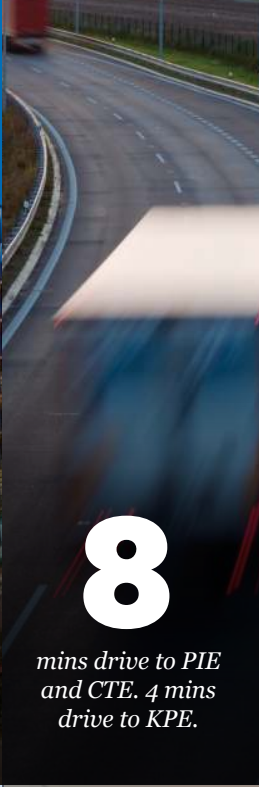




**5**  
min drive  
to Nex Mall



**2**  
MRT stations to  
Paya Lebar  
Quarter



**8**  
mins drive to PIE  
and CTE. 4 mins  
drive to KPE.

# TRANSPORTATION

It's all about location. Nearby Tai Seng MRT station puts you on the far-reaching circle line while drivers will find zipping around the island a breeze with expressways, such as PIE, CTE and KPE, conveniently located a stone's throw away.



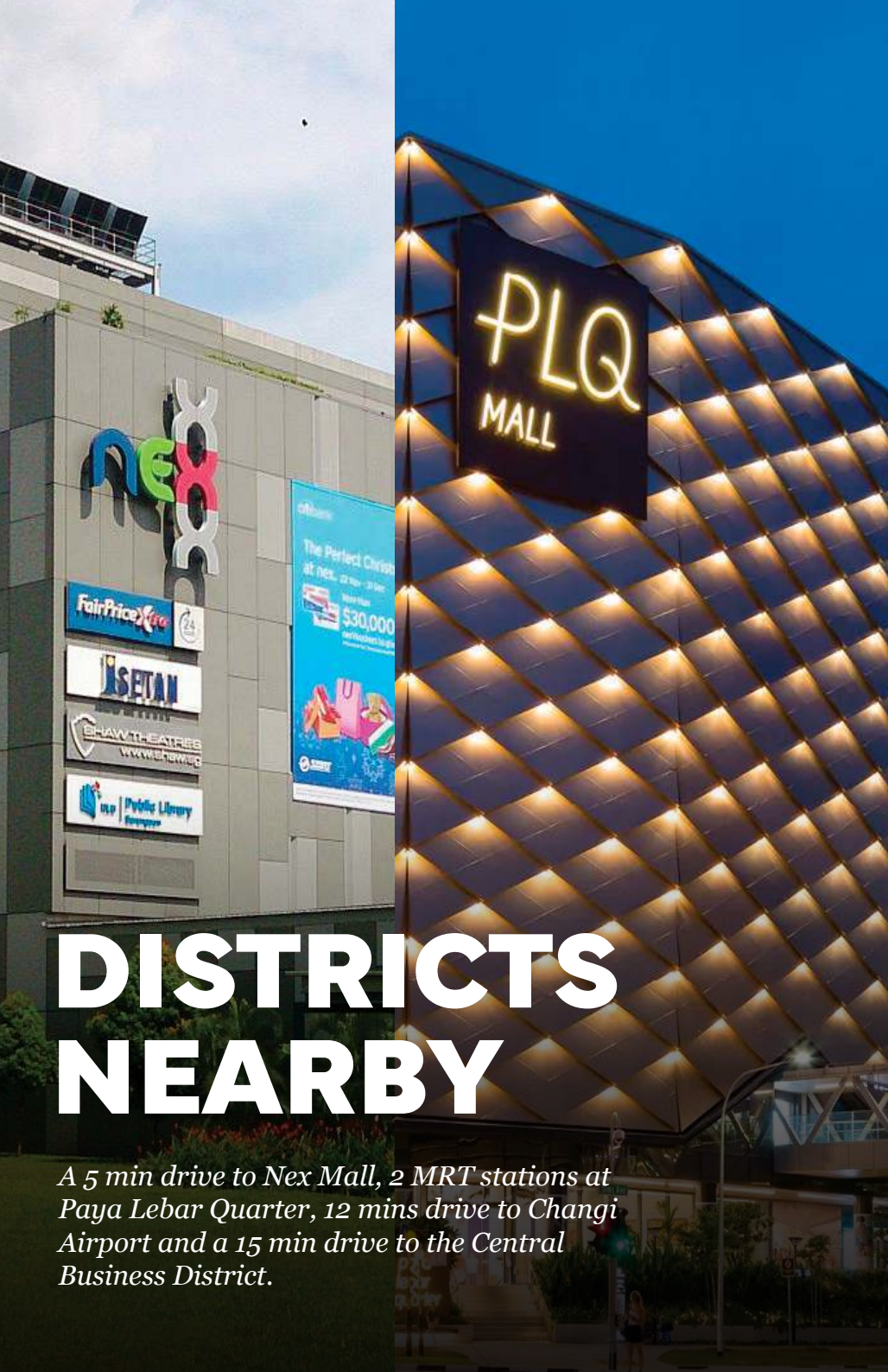
**12**  
min drive  
to Changi International  
Airport



**15**  
min drive to  
Central Business  
District



**7**  
min walk to Tai  
Seng MRT station



# DISTRICTS NEARBY

*A 5 min drive to Nex Mall, 2 MRT stations at Paya Lebar Quarter, 12 mins drive to Changi Airport and a 15 min drive to the Central Business District.*



# O

# N

## **The Property**

Comprising of 17 prestige units with functional layout. Suitable for central kitchen, bakery, food packaging and other uses.

# THE PROPERTY

*This 6-Storey freehold B2 Food Factory building is located strategically at Kim Chuan Lane, in the heart of the thriving Tai Seng Business Cluster, surrounded by a plethora of notable businesses as well as high tech food factories.*

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17 Prestige Units with Functional Layout

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Mezzanine units with Quality Control Areas

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Common loading/unloading bay at level 1

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Ample Carpark lots

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1 Passenger lift and 2 goods/service lifts

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Corner Unit

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Freehold

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# ELEVATION VIEW

Production Unit  
**6th Floor**

5250

Production Unit  
**5th Floor**

5250

Production Unit Mezzanine  
**4th Mezzanine Floor**

3500

Production Unit  
**4th Floor**

3500

Production Unit Mezzanine  
**3rd Mezzanine Floor**

3500

Production Unit  
**3rd Floor**

3500

Carpark / Loading Ramp  
**2nd Floor**

4200

Carpark  
**1st Floor**

6000



# PURPOSE BUILT KITCHENS

*Purpose built kitchens for food  
packing, central kitchen  
operations, etc.*





MEZZANINE  
OFFICE

PACKAGING  
AREA

PREPARATION  
AREA

COOKING  
AREA

# 360 LAYOUT

#03-02 (Central Kitchen)\*

The partitions, furniture, fittings appliances and renderings in the Artist's Impression are inserted for purpose of perspective and are not included in the unit. All units are sold on a bare condition basis.

\*Artist impression of Central Kitchen layout



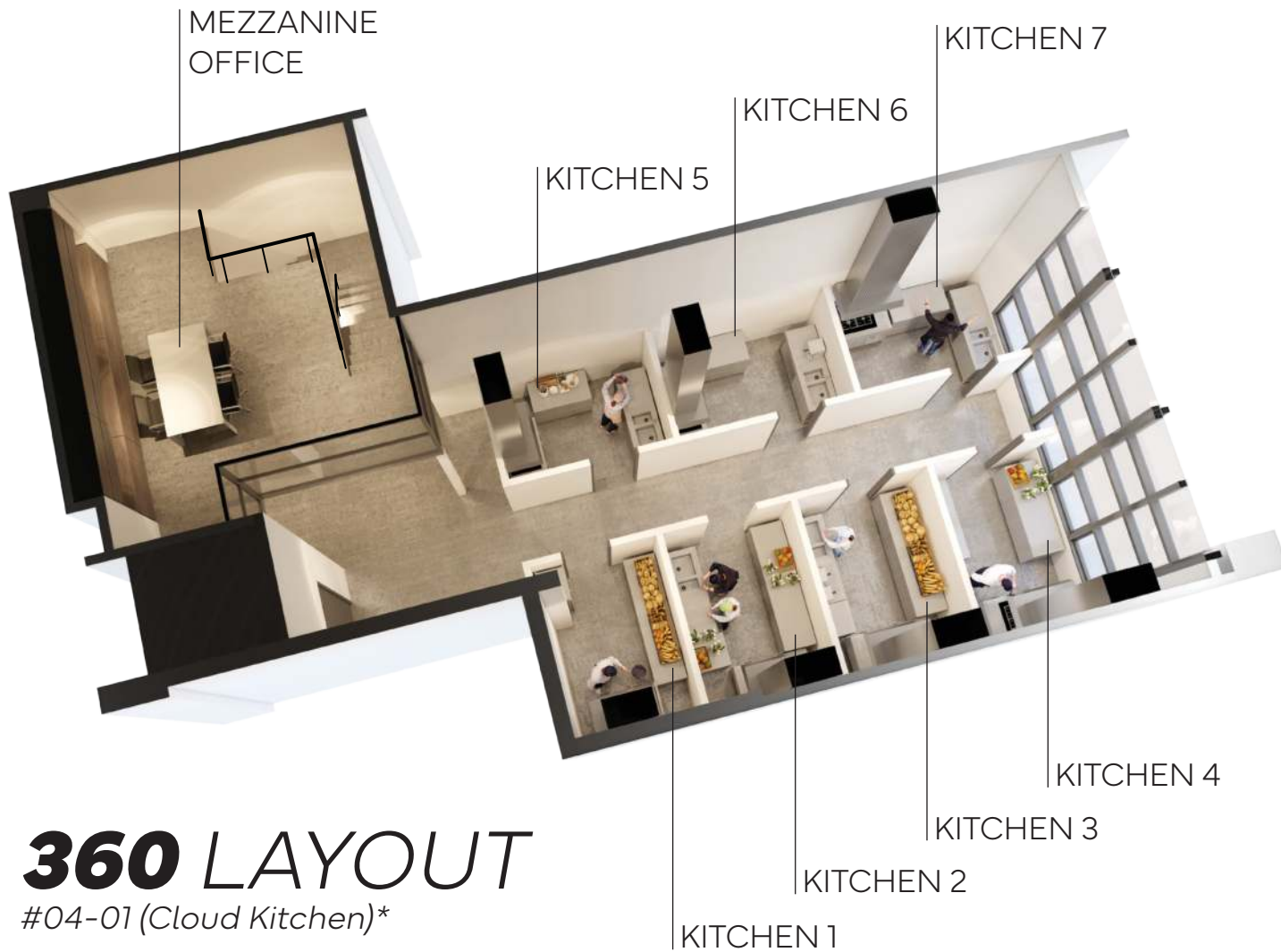
Artist impression only



Artist impression only



Artist impression only



# 360 LAYOUT

#04-01 (Cloud Kitchen)\*

The partitions, furniture, fittings appliances and renderings in the Artist's Impression are inserted for purpose of perspective and are not included in the unit. All units are sold on a bare condition basis.

\*Artist impression of Cloud Kitchen layout



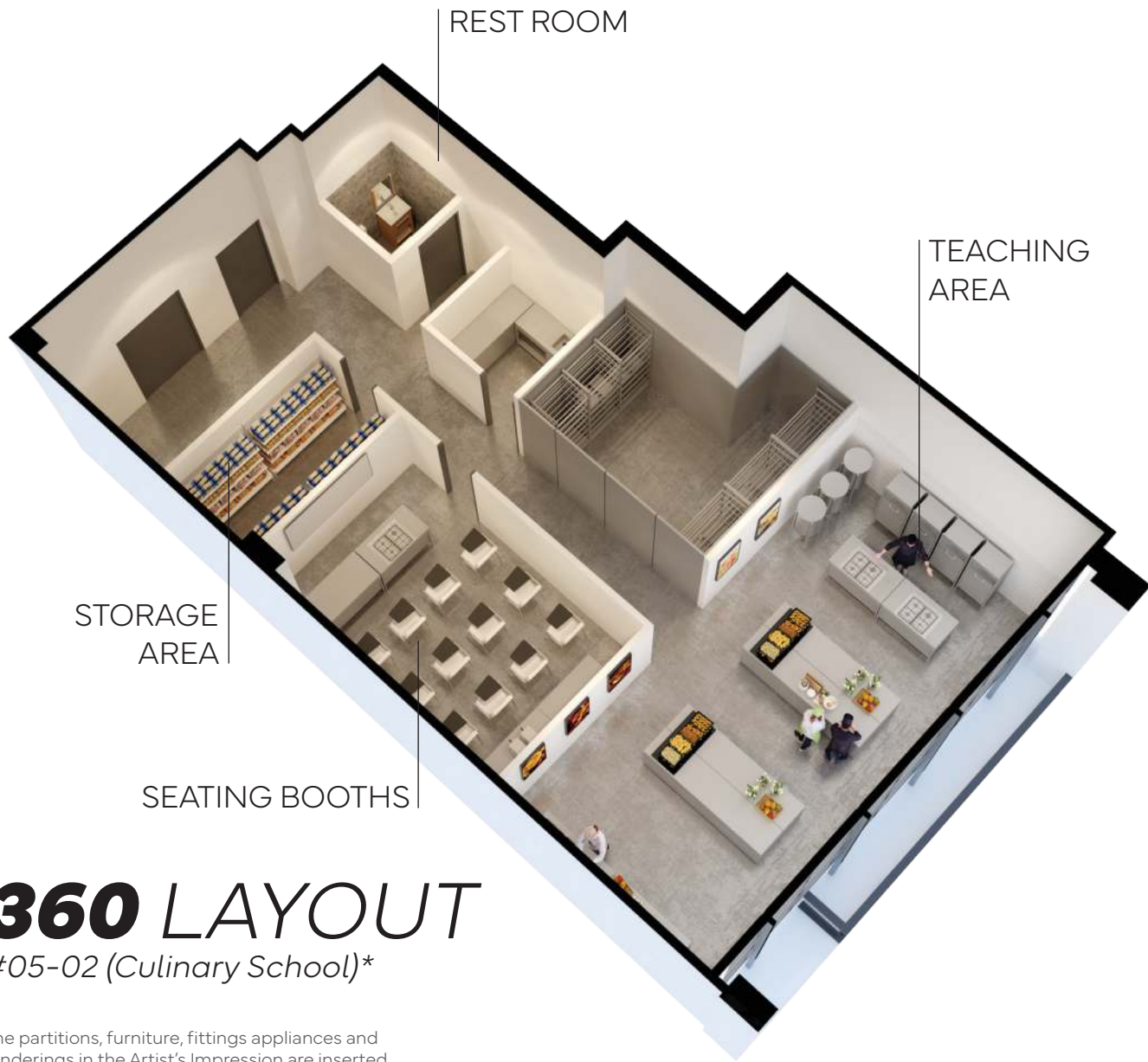
Artist impression only



Artist impression only



Artist impression only



REST ROOM

TEACHING AREA

STORAGE AREA

SEATING BOOTHS

# 360 LAYOUT

#05-02 (Culinary School)\*

The partitions, furniture, fittings appliances and renderings in the Artist's Impression are inserted for purpose of perspective and are not included in the unit. All units are sold on a bare condition basis.

\*Artist impression of Culinary School layout



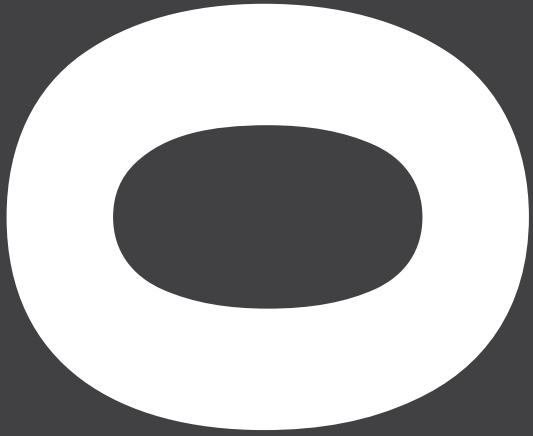
Artist impression only



Artist impression only



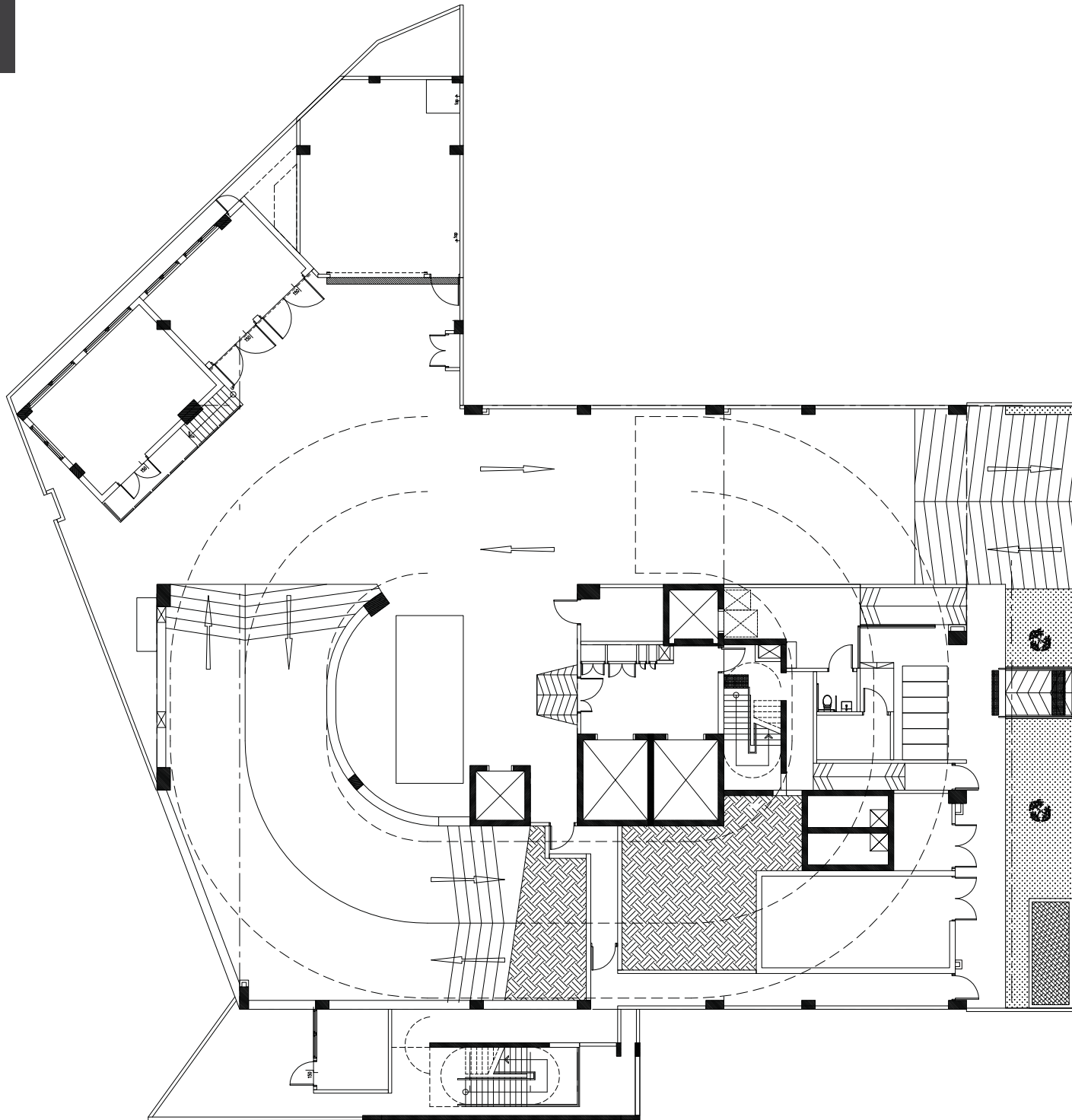
Artist impression only



# The Layout

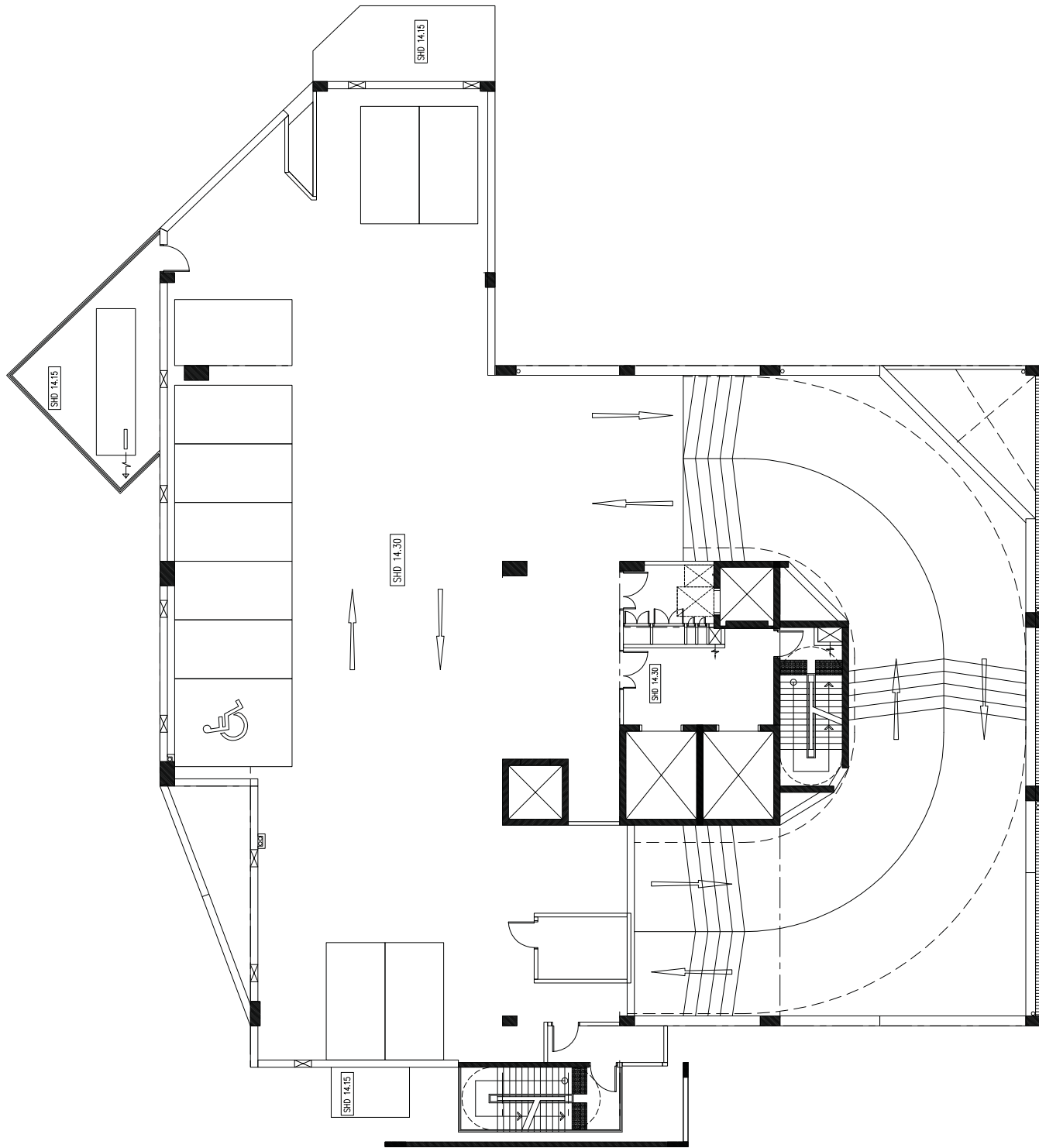
Efficient layouts allow design flexibility and usage.

# 1<sup>st</sup> STOREY



\* NOT TO SCALE

# 2<sup>nd</sup> STOREY



\* NOT TO SCALE

# 3<sup>rd</sup> STOREY

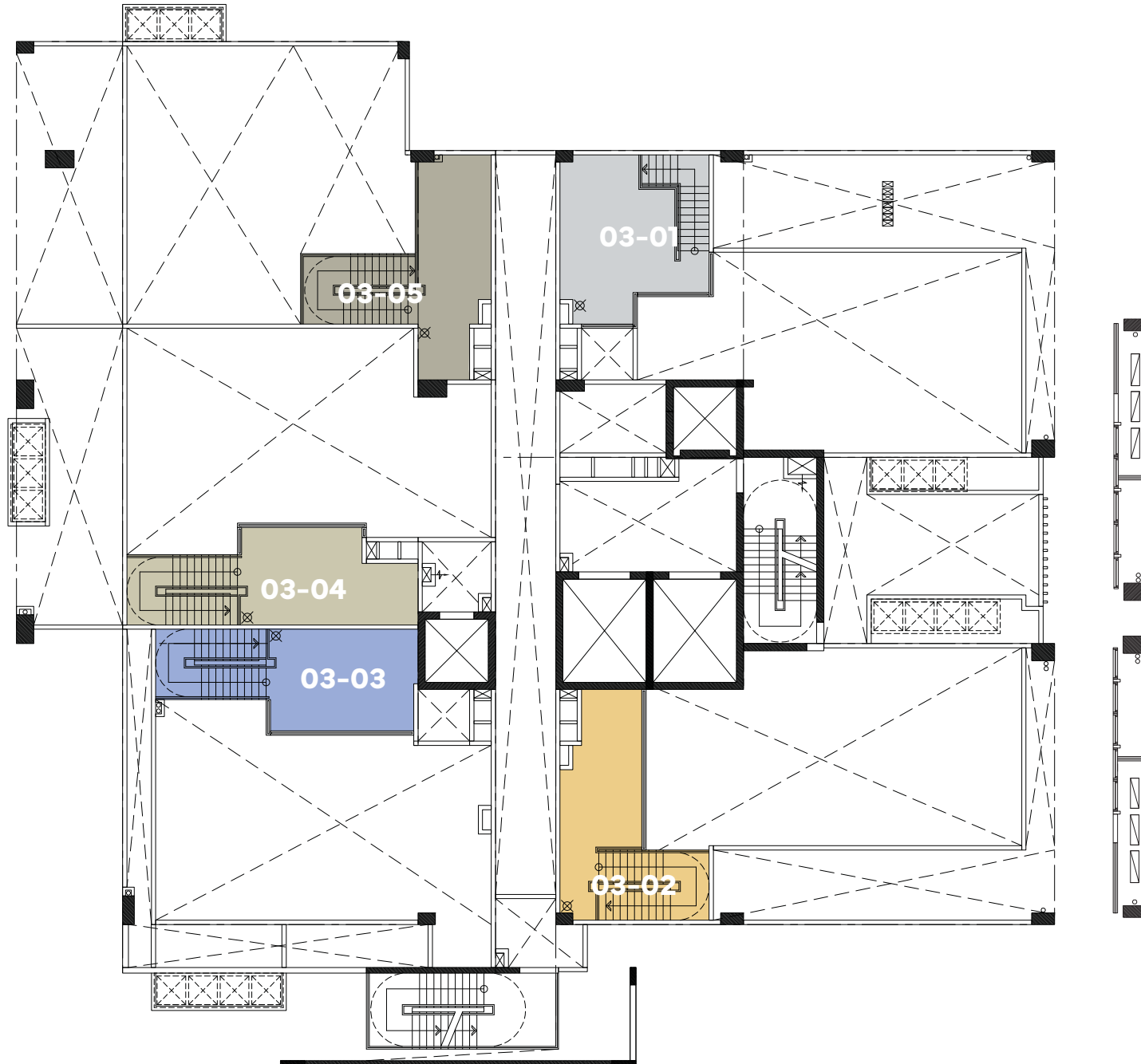
UNIT NUMBERS 03-01 03-02 03-03 03-04 03-05



\* NOT TO SCALE

# 3<sup>th</sup> MEZZANINE STOREY

UNIT NUMBERS 03-01 03-02 03-03 03-04 03-05



\* NOT TO SCALE

# 4<sup>th</sup> STOREY

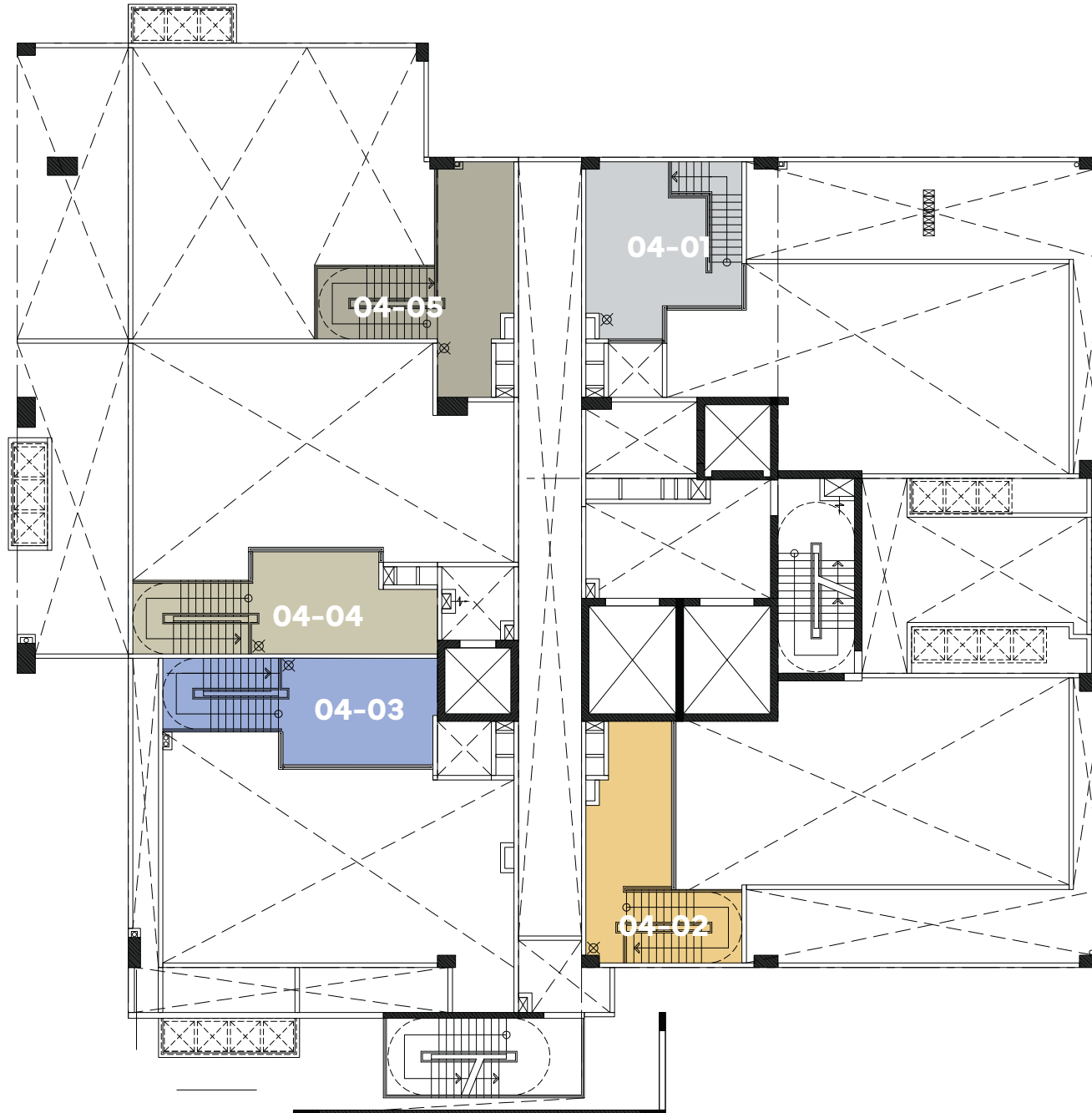
UNIT NUMBERS 04-01 04-02 04-03 04-04 04-05



\* NOT TO SCALE

# 4<sup>th</sup> MEZZANINE STOREY

UNIT NUMBERS 04-01 04-02 04-03 04-04 04-05



\* NOT TO SCALE

# 5<sup>th</sup> STOREY

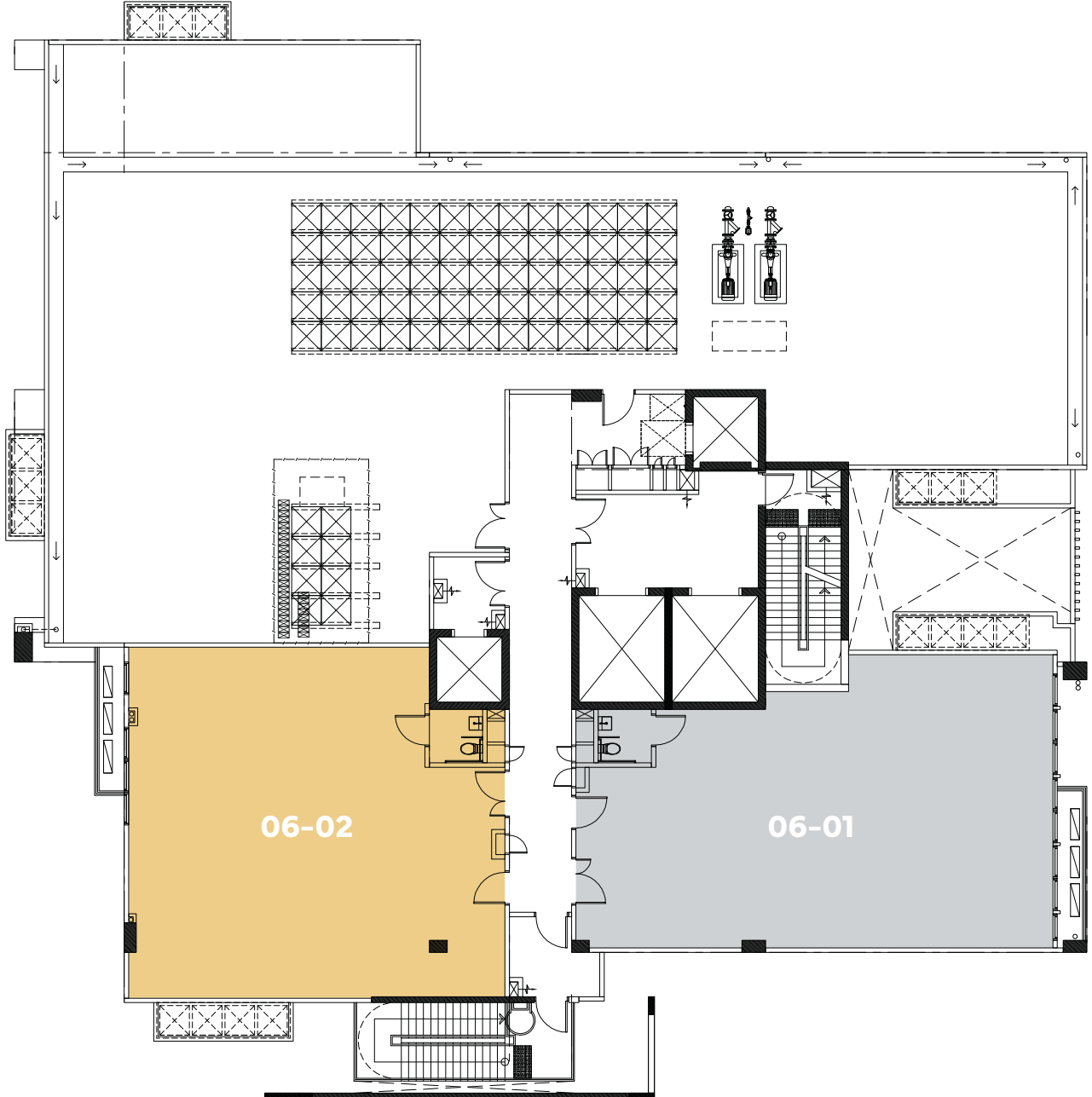
UNIT NUMBERS 05-01 05-02 05-03 05-04 05-05



\* NOT TO SCALE

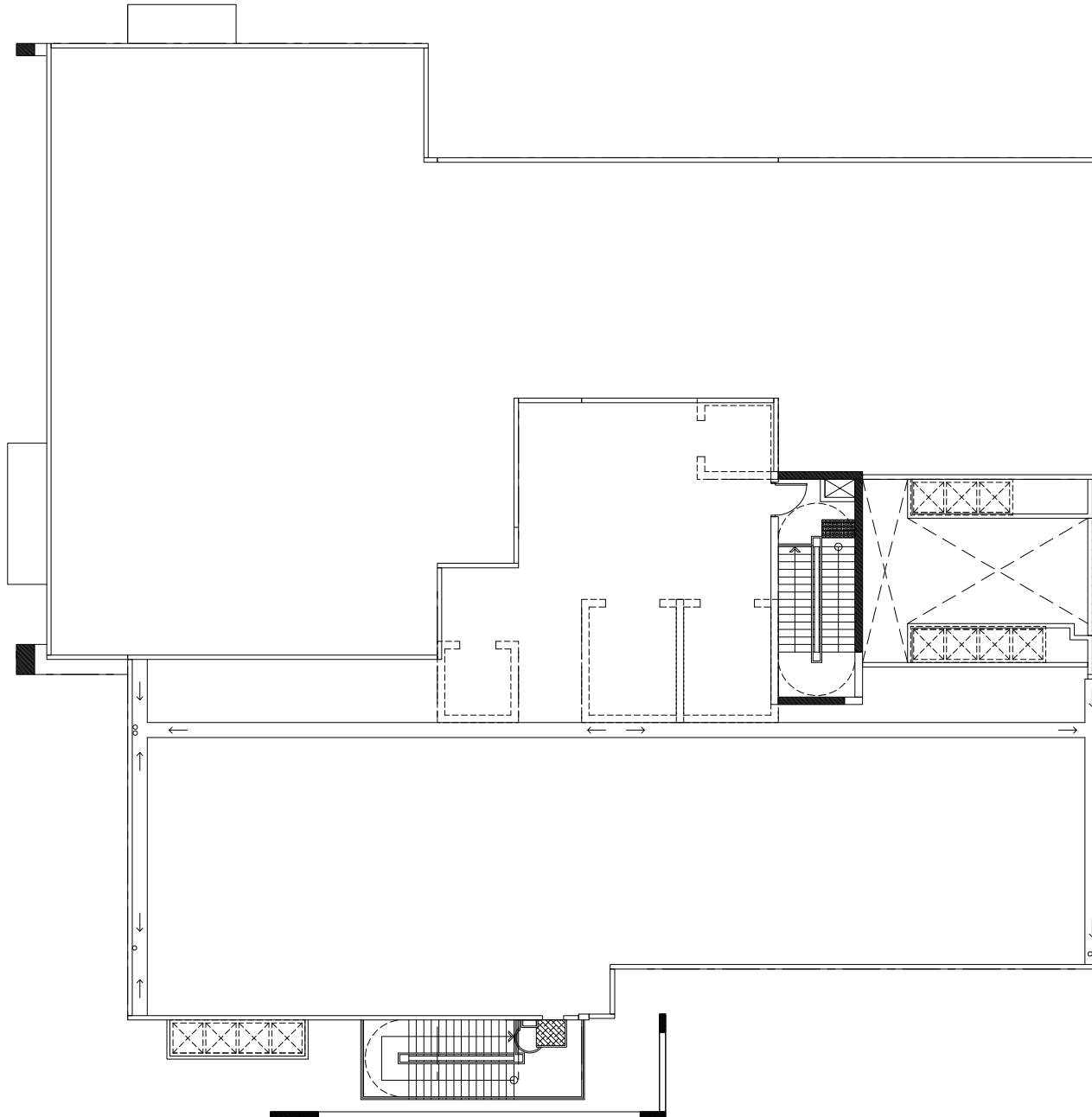
# 6<sup>th</sup> STOREY

UNIT NUMBERS 06-01 06-02



\* NOT TO SCALE

# ROOF PLAN



\* NOT TO SCALE

**DEVELOPER**

Manna 777 Properties Pte Ltd

**TENURE OF LAND**

Estate in Perpetuity

**LOT NO.**

LOT (S) 03476W, 03477V MK 23 at 7 Kim Chuan Lane

**ENCUMBRANCE**

Mortgage in favour of Hong Leong Finance Limited

**EXPECTED DATE OF VACANT POSSESSION**

31 March 2028

**EXPECTED DATE OF LEGAL COMPLETION**

31 March 2030 or 3 years after the date of delivery of vacant possession of the Property, whichever is the earlier.

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