

PROJECT FACTSHEET - NEW LAUNCH

TAI SENG - HARRISON ROAD - D13

Harrison Food

44

RESIDENTIAL UNITS

Freehold

TENURE

Not stated

TOP / VP

D13

DISTRICT

Not stated

INDICATIVE PRICE

Harrison Food is a freehold Tai Seng food-factory project with ramp-up logistics, food-production provisions, an industrial canteen and direct access from Harrison Road near Tai Seng MRT.

PROJECT PARTICULARS

DEVELOPER	Not stated in available source files	PLOT RATIO	2.6812
ADDRESS	9 Harrison Road, Singapore 369651	BLOCKS & STOREYS	Eight-storey food factory building with ramp-up access, industrial canteen and sky terrace
TENURE	Freehold	TOTAL UNITS	43 factory units and 1 industrial canteen
SITE AREA	2,739.70 sqm	EXPECTED TOP	Expected vacant possession not stated in available source files

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
Type A / B with mezzanine	Approx. 109-113 sq	2 units	Not stated
Type C1 / C2	Approx. 161 sqm	Selected units	Not stated
Type D1 / D2	Approx. 161 sqm	Selected units	Not stated
Type E1 / E2	Approx. 160-161 sq	Selected units	Not stated
Type F / G	Approx. 157-158 sq	Selected units	Not stated
Industrial Canteen	Source floor plan	1 unit	Not stated

HARRISON FOOD - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

TYPE A / B WITH MEZZAN

Not stated

TYPE C1 / C2

Not stated

TYPE D1 / D2

Not stated

TYPE E1 / E2

Not stated

TYPE F / G

Not stated

INDUSTRIAL CANTEEN

Not stated

The local source files reviewed for this run do not include a current official price list; indicative pricing is marked as not stated.

WHY BUYERS ARE WATCHING HARRISON FOOD

- 1 Source FAQ states freehold tenure and B1 food factory zoning.
- 2 The source FAQ states 43 units, including two units with mezzanine, 40 units without mezzanine and one industrial canteen.
- 3 Food-related usage is stated in the source FAQ, subject to purchaser clearances from relevant authorities.
- 4 Source brochure states Tai Seng MRT and Grantral Mall are about five minutes' walk away.
- 5 Town gas pipe, kitchen exhaust duct and wastewater provisions are described in the source FAQ.
- 6 The building includes ramp-up access, loading areas, an industrial canteen and sky terrace imagery in the brochure.

LOCATION & CONNECTIVITY

MRT

Tai Seng MRT

Source brochure states Tai Seng MRT and Grantral Mall are about five minutes' walk away.

INDUSTRIAL

Tai Seng / Paya Lebar

The project sits near Tai Seng, Paya Lebar iPark and surrounding business clusters.

ROADS

PIE / CTE

The brochure highlights quick access to the Pan Island Expressway and Central Expressway.

AIRPORT

Changi / CBD access

The brochure highlights drive access to Changi International Airport and the Central Business District.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Ramp-up driveway	Industrial canteen	Sky terrace
Loading and unloading area	Food production units	Kitchen exhaust duct
Town gas provision	Grease trap connection	Refuse chute
Tai Seng MRT	Grantral Mall	Paya Lebar business cluster
Arrival Lobby	Drop-off	Swimming Pool
Pool Deck	Clubhouse	Function Room
Residents' Lounge	Gymnasium	Children's Play
BBQ Pavilion	Landscape Deck	Garden Seating
Reading Corner	Outdoor Dining	Fitness Zone
Family Spaces	Management Office	Bicycle Parking