

CT PEMIMPIN

RARE CITY MODERN INDUSTRIAL



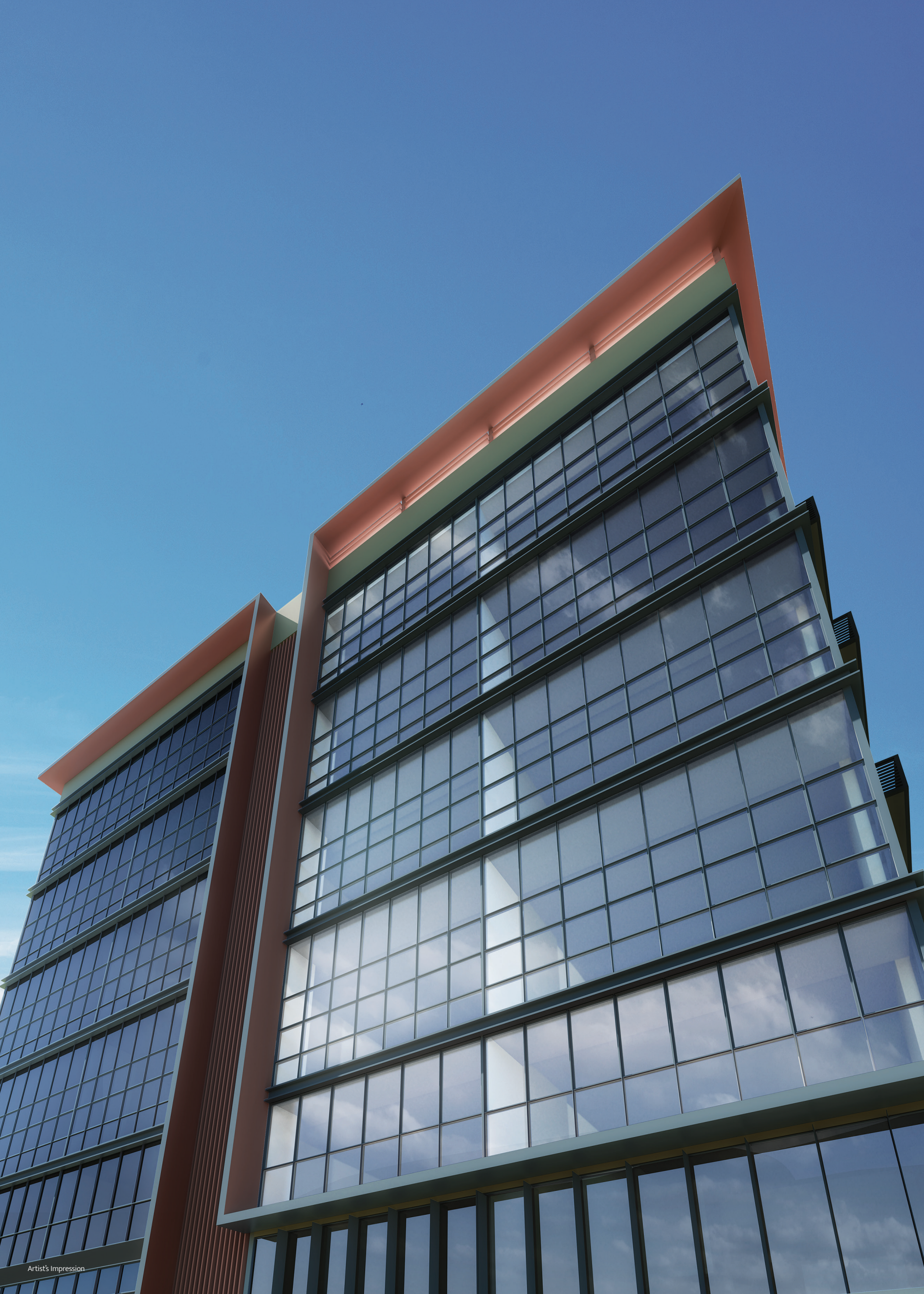
Artist's Impression

FREEHOLD | 43 JALAN PEMIMPIN

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



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

•

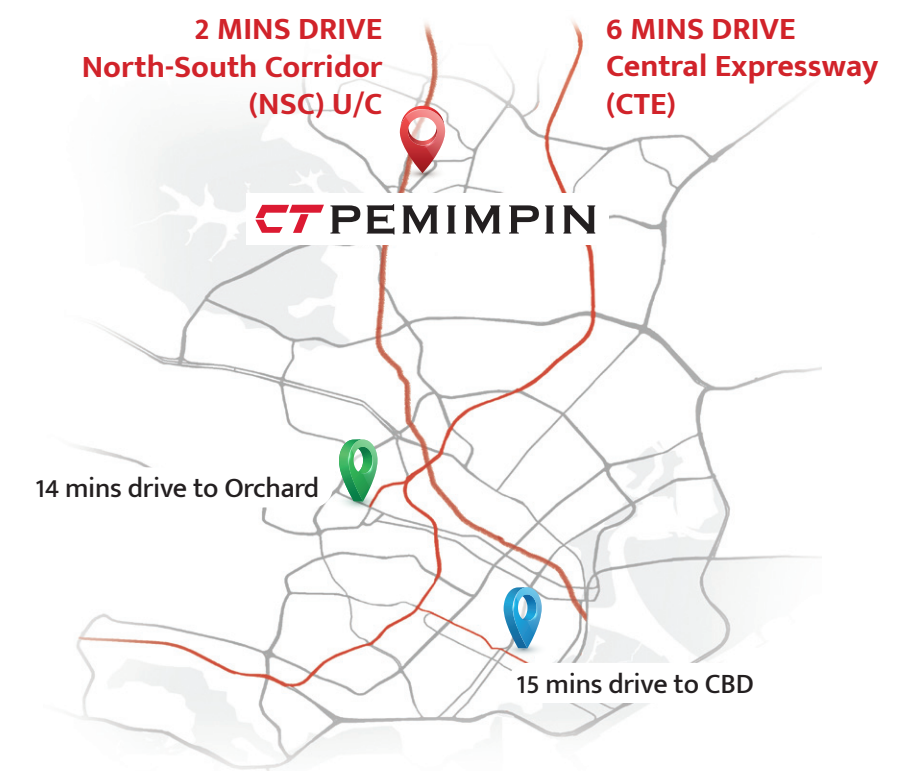
Separate passenger and goods / service lift lobbies

DISCOVER

CT PEMIMPIN



WORLD-CLASS DESTINATIONS IN PROXIMITY VIA CTE





	Marymount MRT	5 MINS WALK		North-South Corridor (NSC) U/C	2 MINS DRIVE
	Bishan MRT	13 MINS WALK		Central Expressway (CTE)	6 MINS DRIVE
	Sin Ming Industrial Estate	6 MINS DRIVE		Clover Way Eateries	1 MIN WALK
	Ang Mo Kio Industrial Park 1	6 MINS DRIVE		Shunfu Market & Food Centre	3 MINS DRIVE
	Central Business District	15 MINS DRIVE		Upper Thomson Road Eateries	3 MINS DRIVE
	Junction 8	13 MINS WALK		Balestier Road Eateries	9 MINS DRIVE
	Bishan North Shopping Mall	4 MINS DRIVE		MacRitchie Reservoir Park	16 MINS WALK
	Thomson Plaza	5 MINS DRIVE		Bishan-Ang Mo Kio Park	5 MINS DRIVE
	Zhongshan Mall	8 MINS DRIVE		Singapore Island Country Club	9 MINS DRIVE
	Toa Payoh Hub / Toa Payoh MRT	9 MINS DRIVE		Health City Novena	11 MINS DRIVE
	Orchard Road Shopping Belt	14 MINS DRIVE			

Travel times are estimated and may vary based on actual traffic conditions. Source: OneMap/Google Maps.

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 Pempin offers the perfect work-life balance, with seamless access to Marymount and Bishan MRT stations, putting ultimate convenience right at your doorstep.



[CLICK HERE TO EXPERIENCE THE SPECTACULAR SKYLINE](#)



EXPLORE
CT PEMPIN



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. It also includes future provisions for rooftop solar panels, along with green communal spaces. Additionally, it offers flexible layouts that cater to a wide range of businesses, from clean industry to clean and light industry, allowing for tailored configurations to meet specific operational requirements.

UNVEIL
CT PEMIMPIN



3 SPACIOUS INDUSTRIAL CANTEENS TO WHET THE APPETITE

Conveniently located within CT Pemimpin, 3 industrial canteens are designed to offer a wide variety of culinary options to suit diverse tastes for the workforce and the nearby commercial and residential communities.





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.





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.



SHAPING A GREENER FUTURE WITH
A COMMITMENT TO SUSTAINABILITY

END-OF-TRIP FACILITIES



SHOWER



BIKE RACKS



LOCKERS

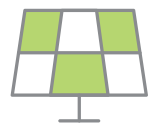
COMMUNAL AREA & DEVELOPMENT FEATURES



SKY
GARDEN



EV CHARGING STATIONS
(FUTURE)



SOLAR PANELS
(FUTURE)



RECYCLING
CORNER



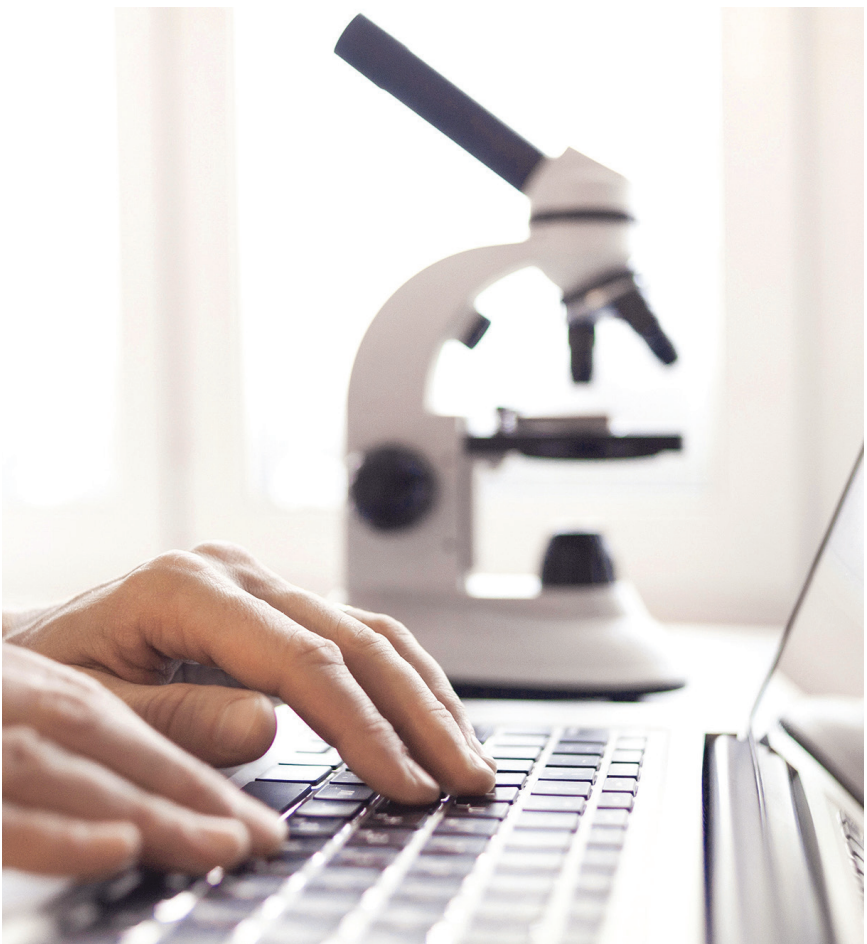
WATER SAVING
FITTINGS



DOUBLE-GLAZED
WINDOWS
(FOR SELECTED UNITS)



MOTION-SENSOR
LIGHTINGS



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

*SS 593 : 2013 Code of Practice for Pollution Control - Annex A & B



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

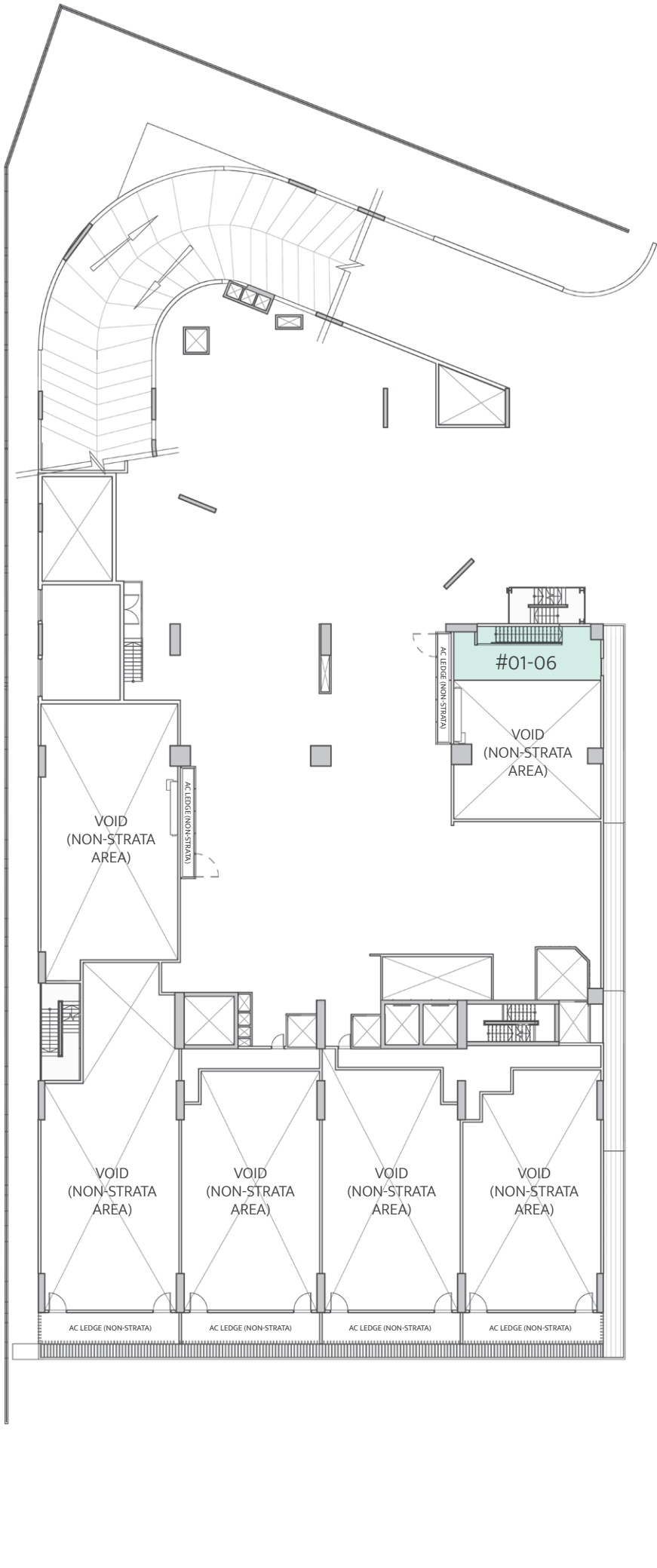
- 1 Ingress (In)
- 2 Egress (Out)
- 3 Drop-off Point
- 4 Passenger Lift Lobby
- 5 Service Lift
- 6 Carpark Lots
- 7 Loading / Unloading Bay
- 8 Lorry Lot
- 9 Locker
- 10 Toilet
- 11 Accessible Toilet
- 12 Bicycle Parking Area
- 13 Motorcycle Lots
- 14 Bin Centre

- Temporary Industrial Canteens
- Industrial Units





The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. Please refer to the letter containing the Particulars, Documents and Information relating to the development and the unit, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and supersedes in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not in the Sale and Purchase Agreement.



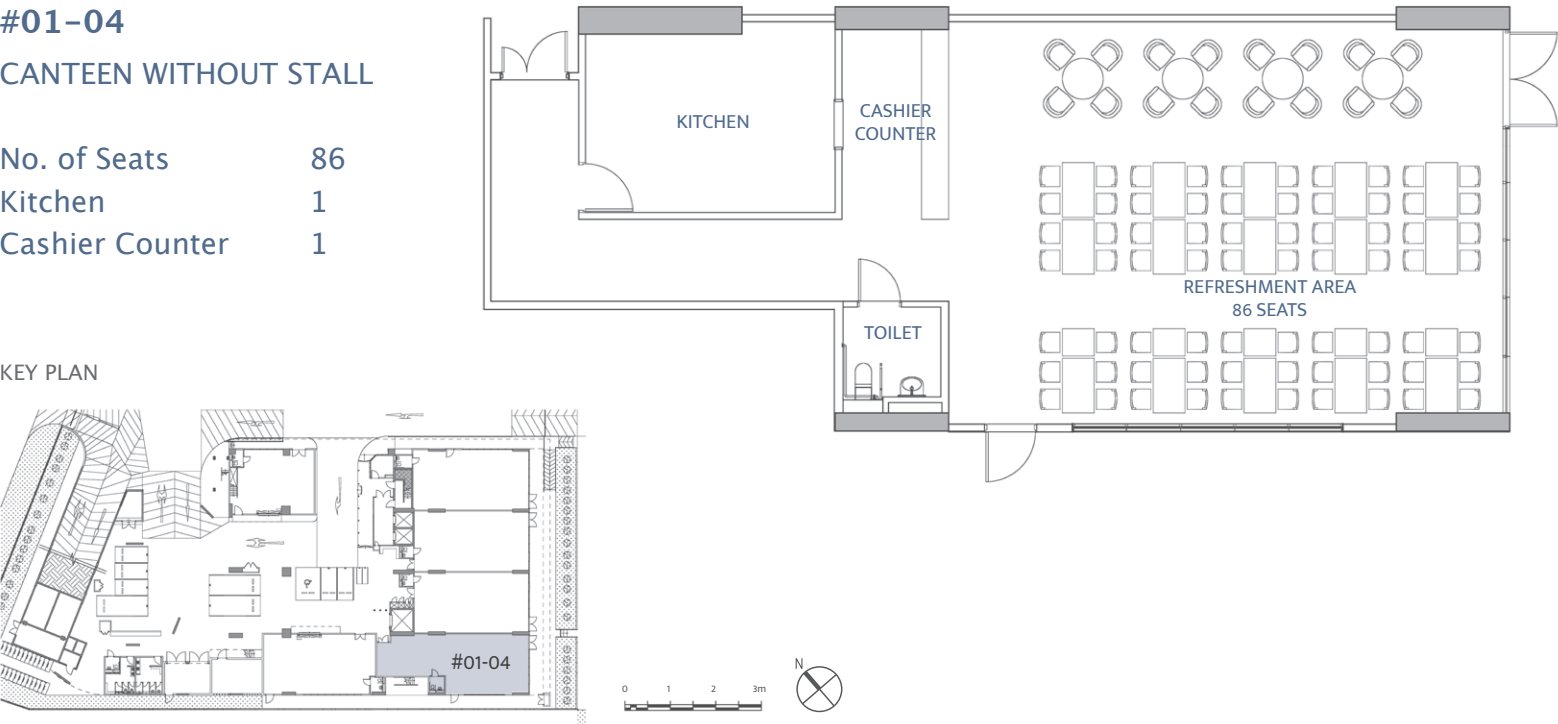
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TEST-FIT LAYOUT

#01-04
CANTEEN WITHOUT STALL

No. of Seats	86
Kitchen	1
Cashier Counter	1

KEY PLAN

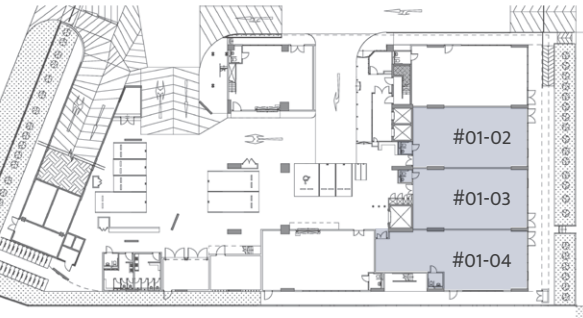


#01-02 TO 04
INDUSTRIAL CANTEEN

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



KEY PLAN



CLICK HERE TO VIEW
THE TEST-FIT PLAN

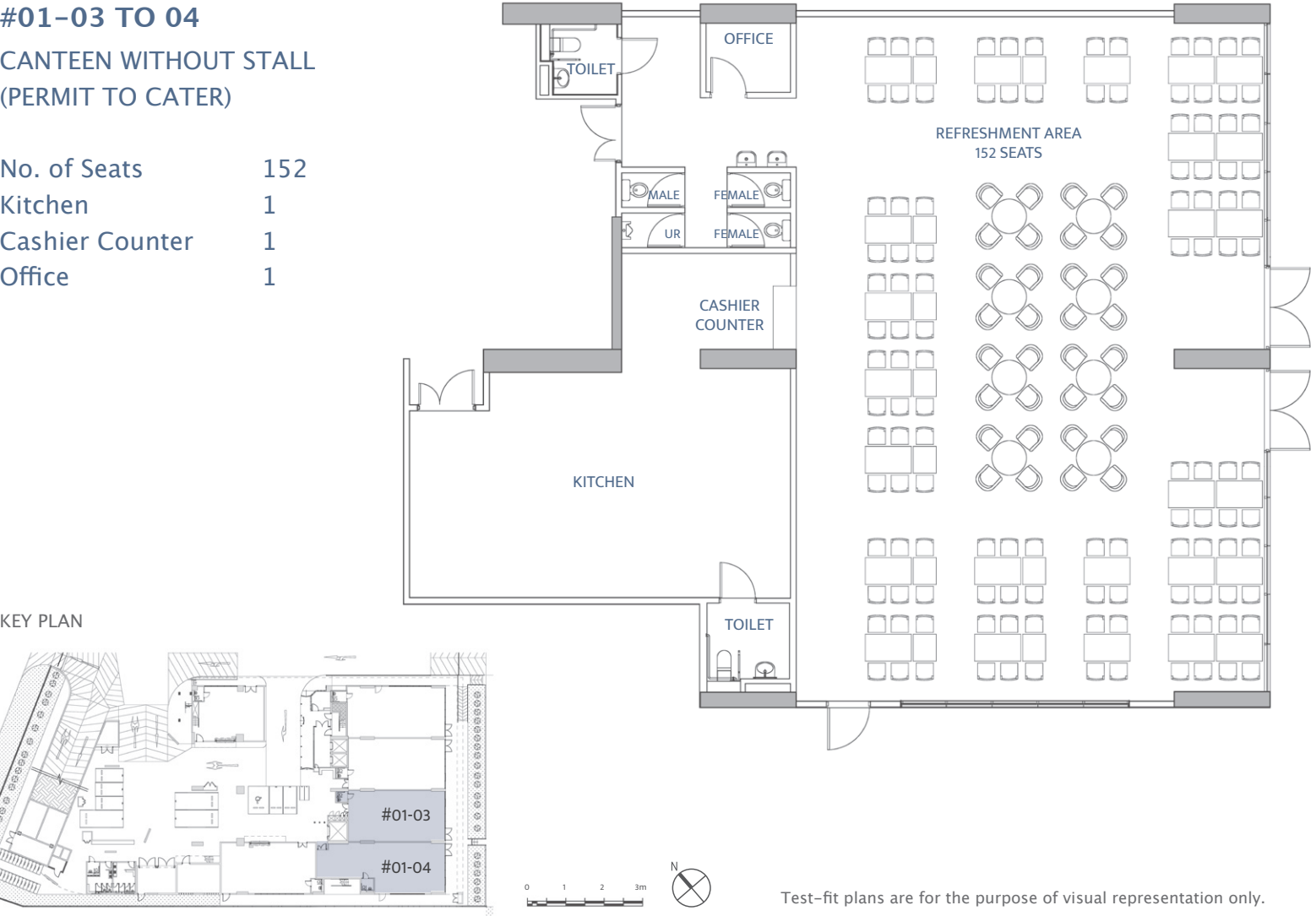


Test-fit plans are for the purpose of visual representation only.

#01-03 TO 04
CANTEEN WITHOUT STALL
(PERMIT TO CATER)

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

KEY PLAN



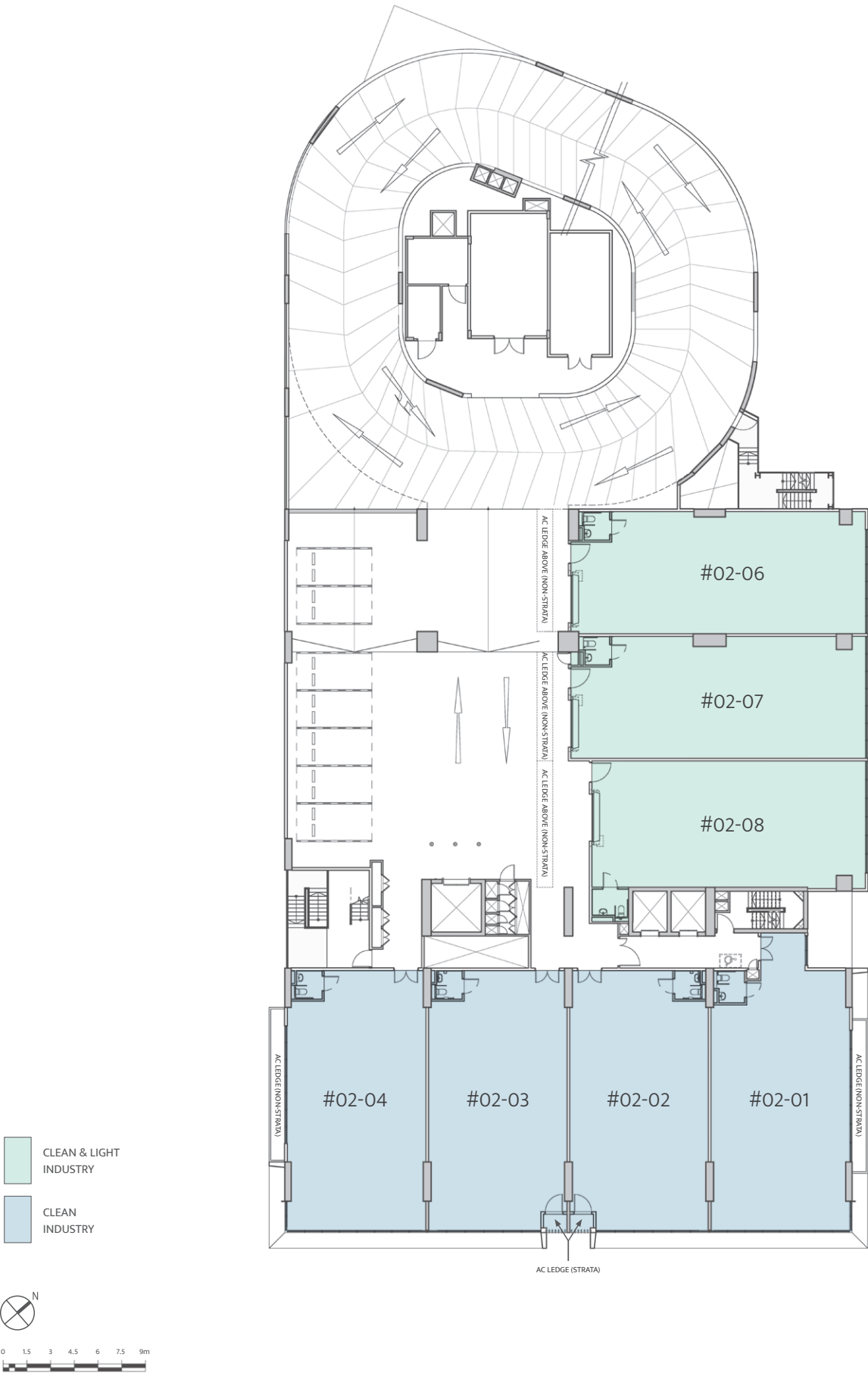
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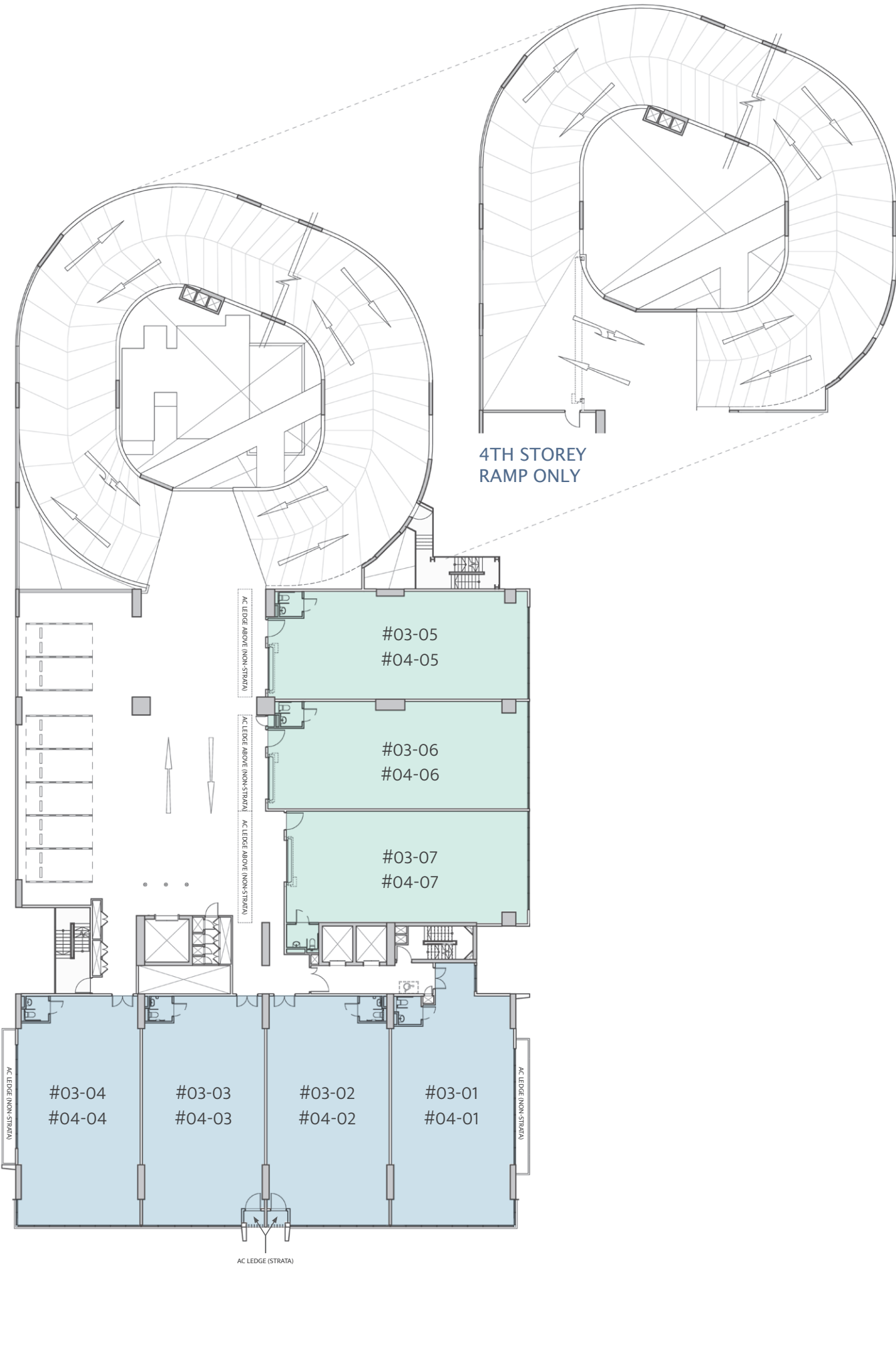
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2ND STOREY

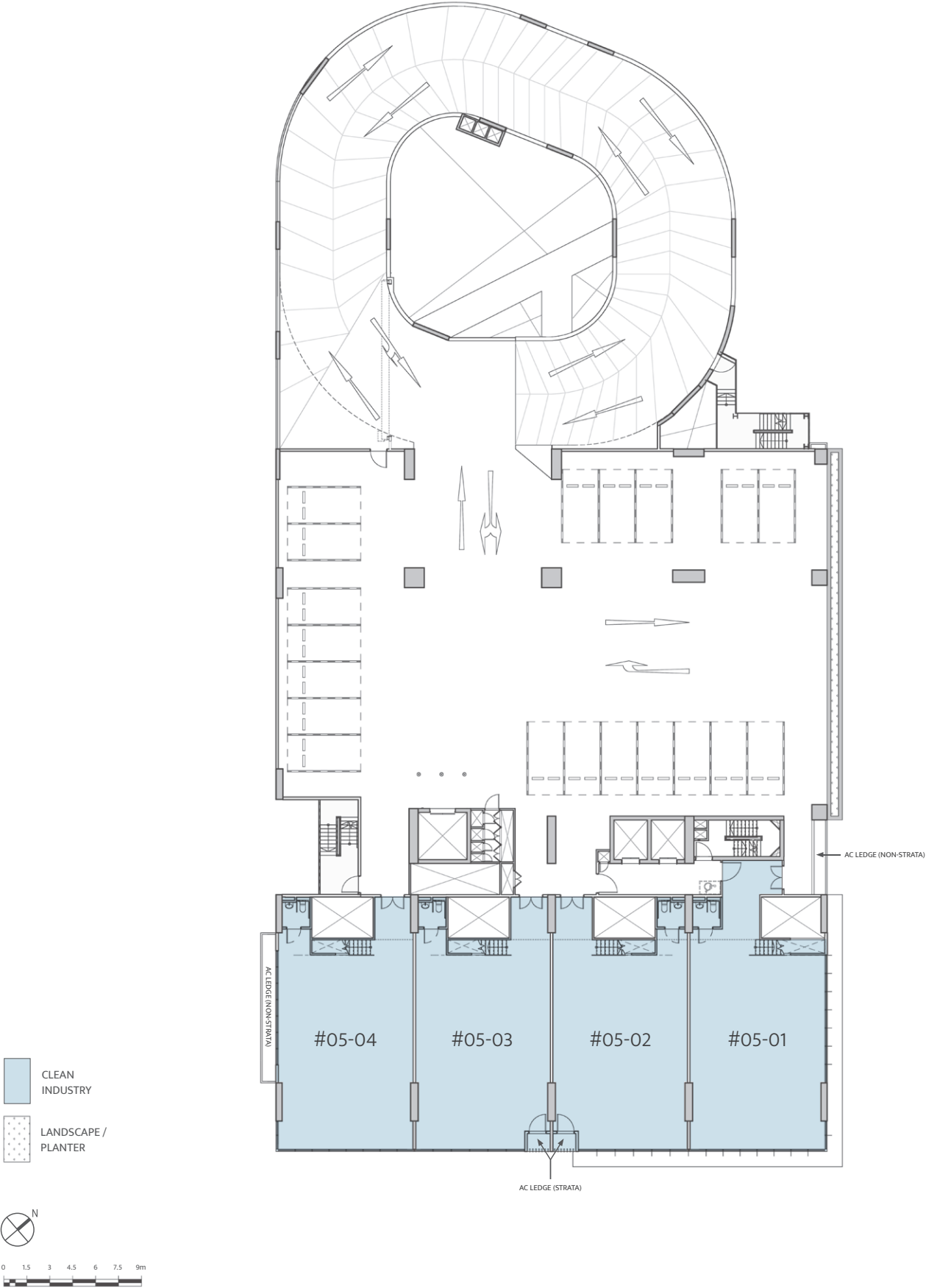
3RD & 4TH STOREY



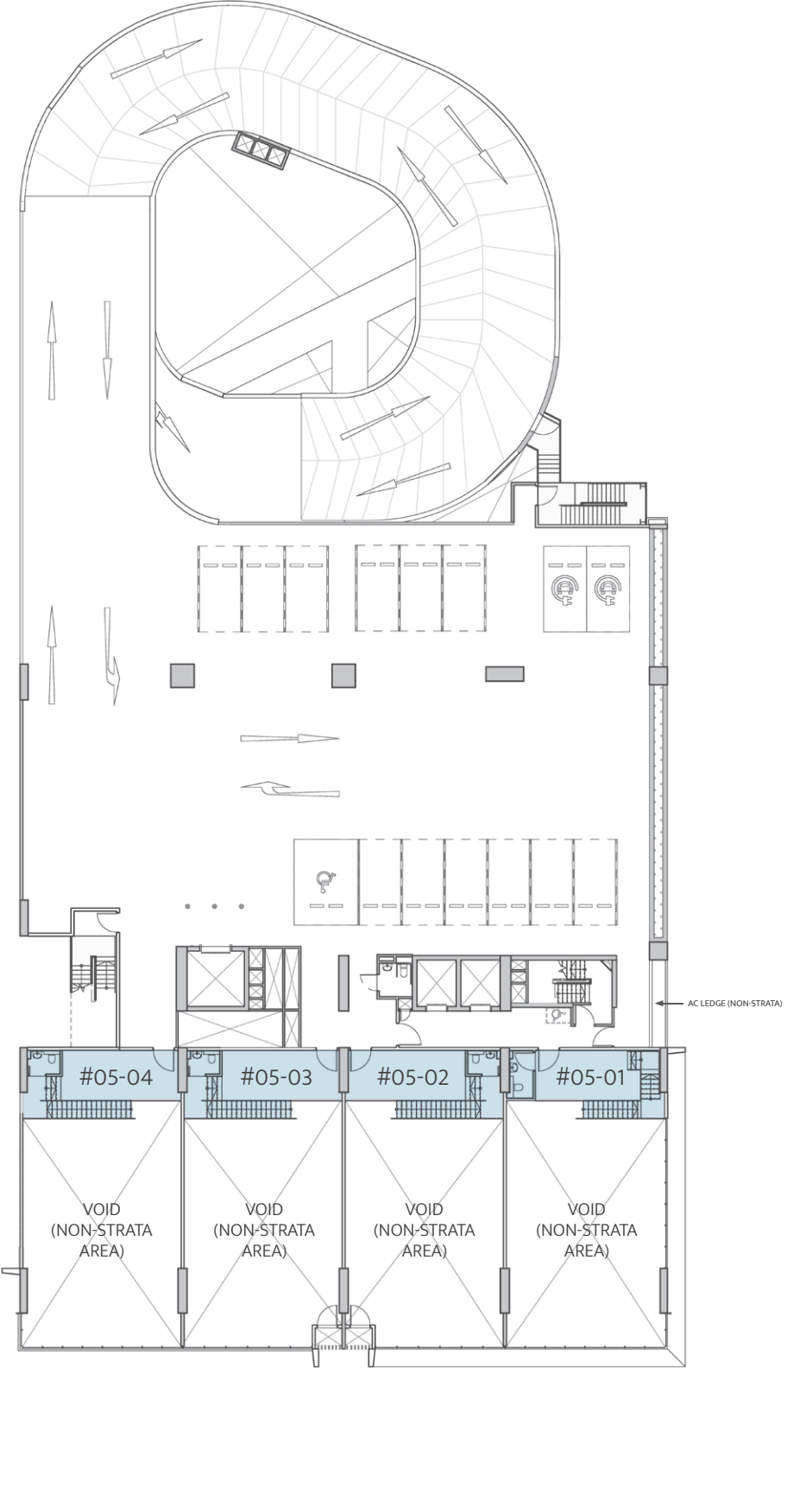
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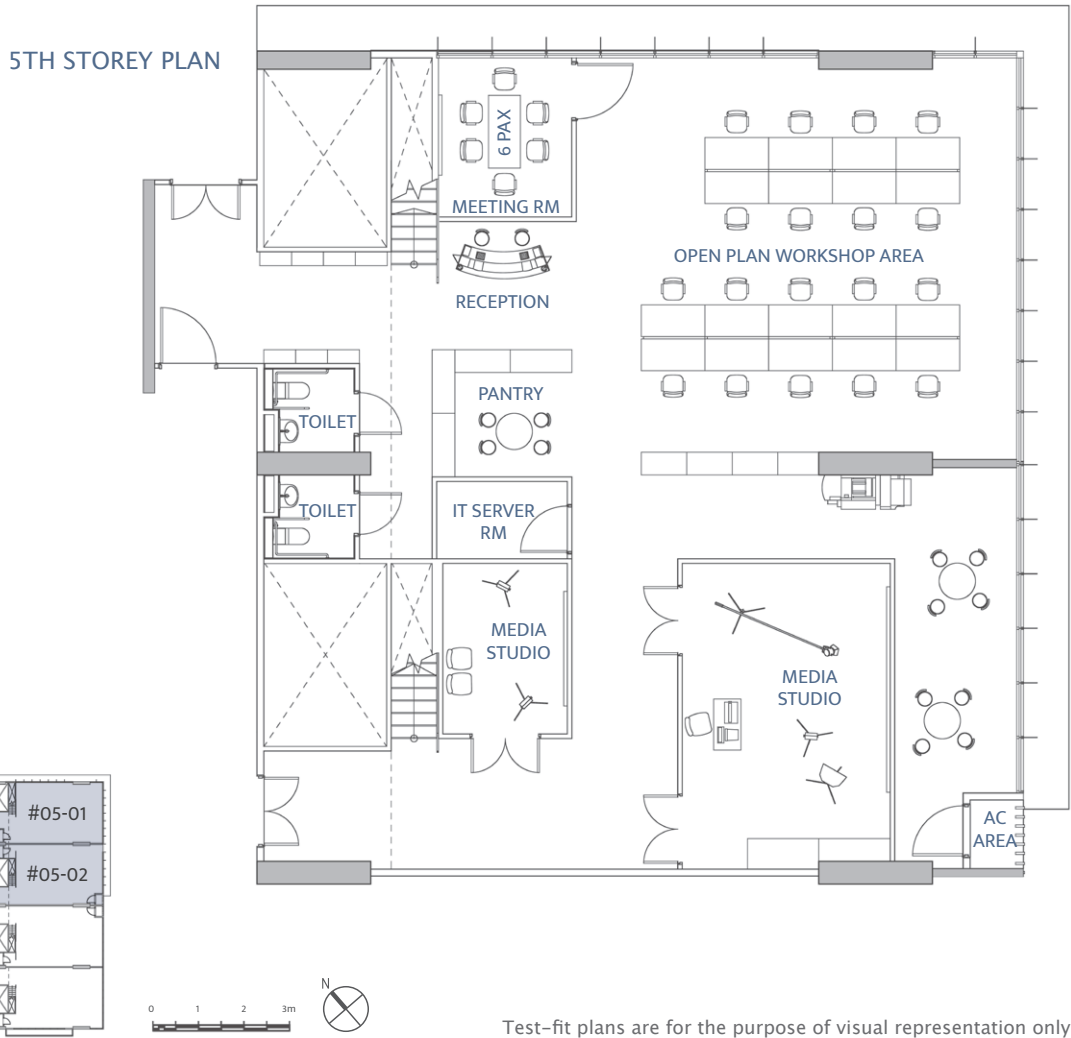
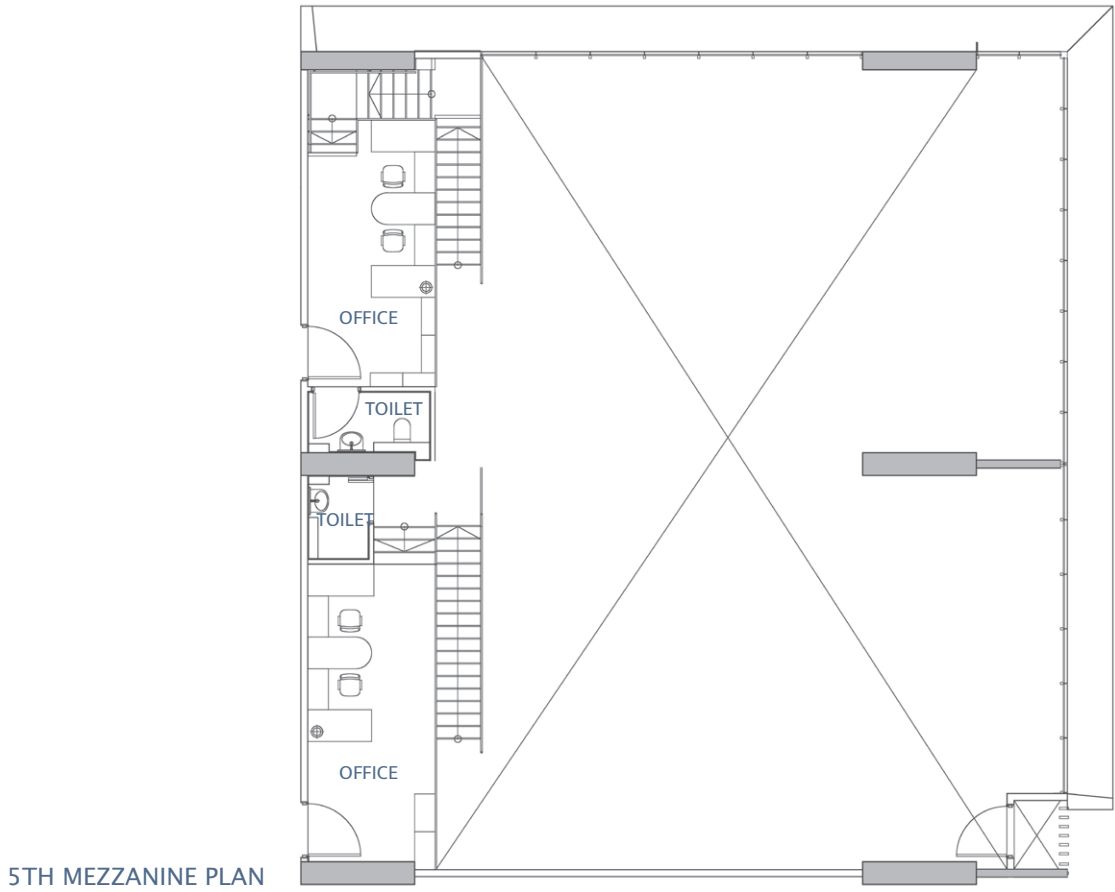
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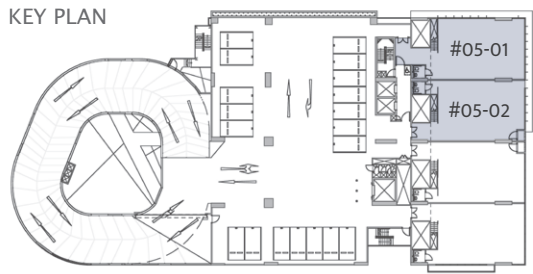
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#05-01 TO 02
MEDIA PRODUCTION FIRM

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

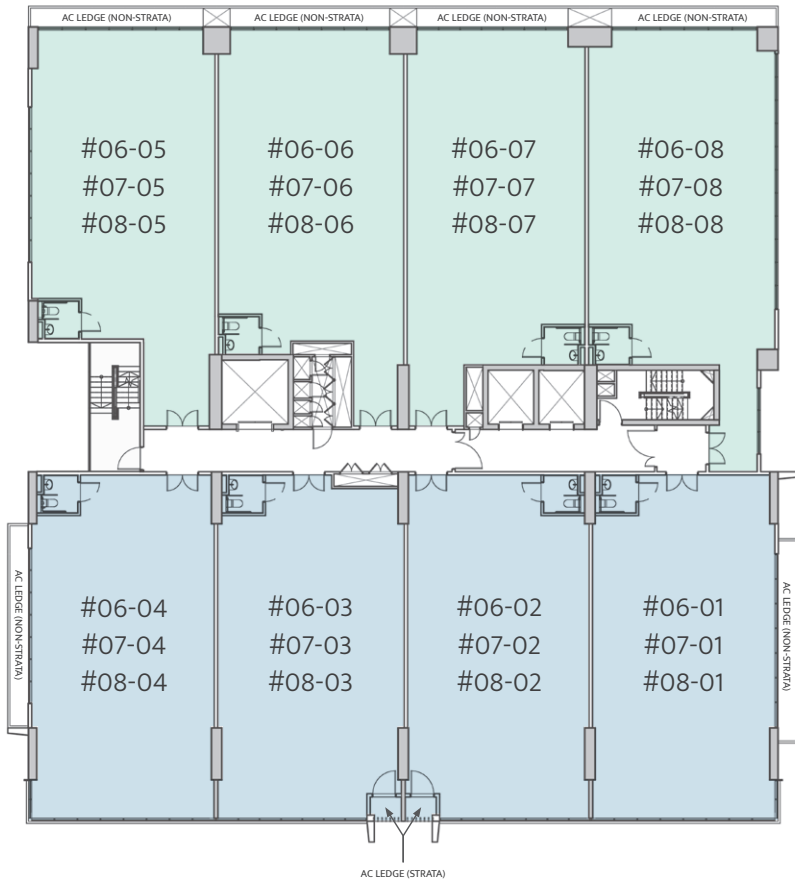


CLICK HERE TO VIEW
THE TEST-FIT PLAN

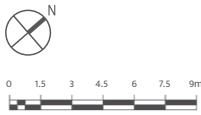


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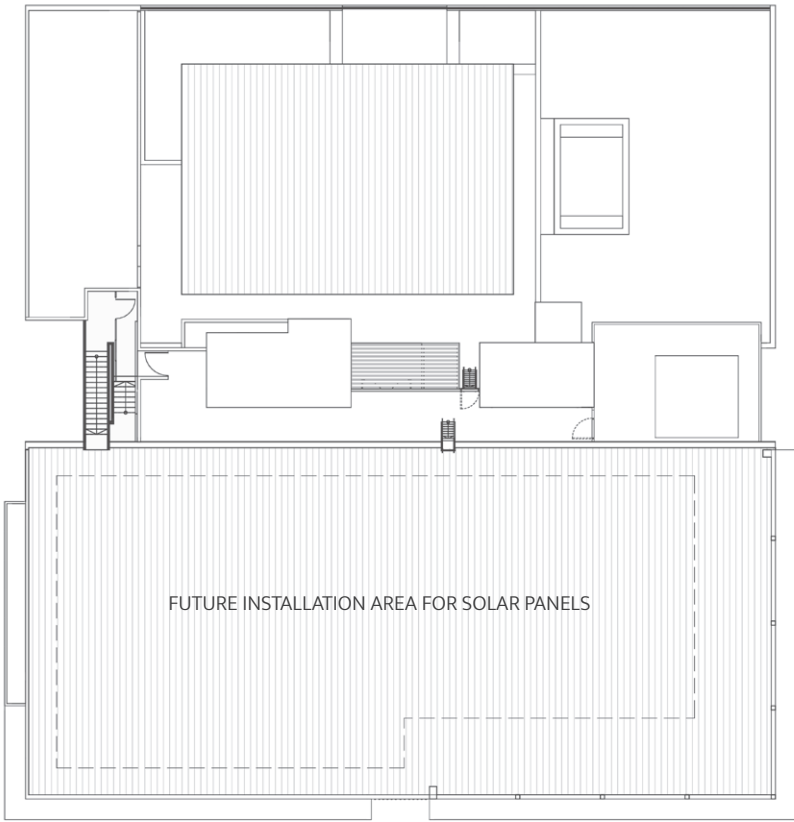
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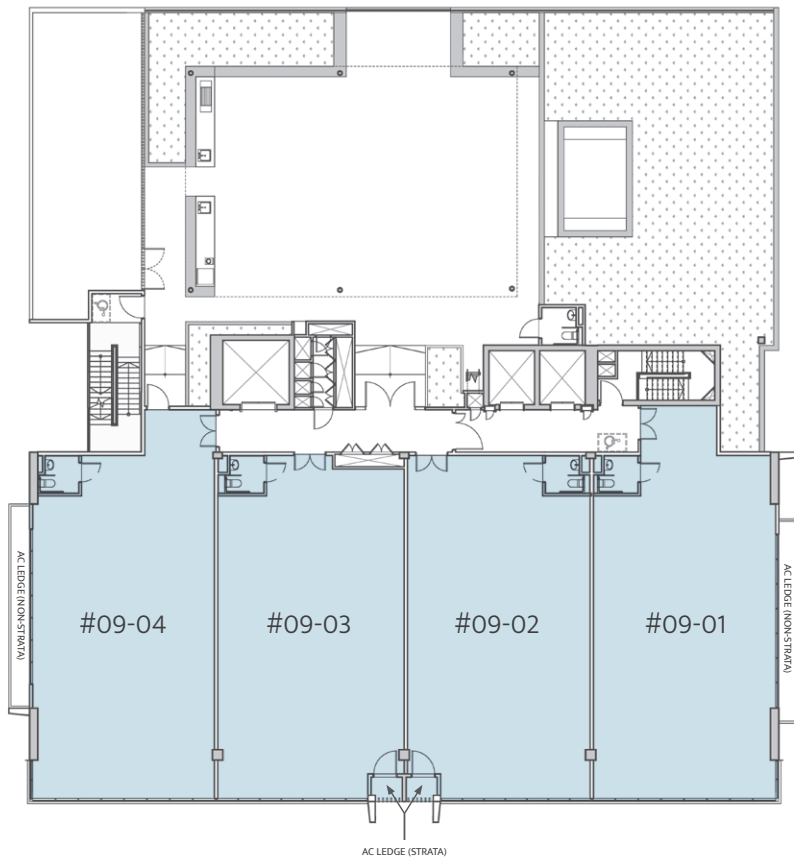
- CLEAN & LIGHT
INDUSTRY
- CLEAN
INDUSTRY



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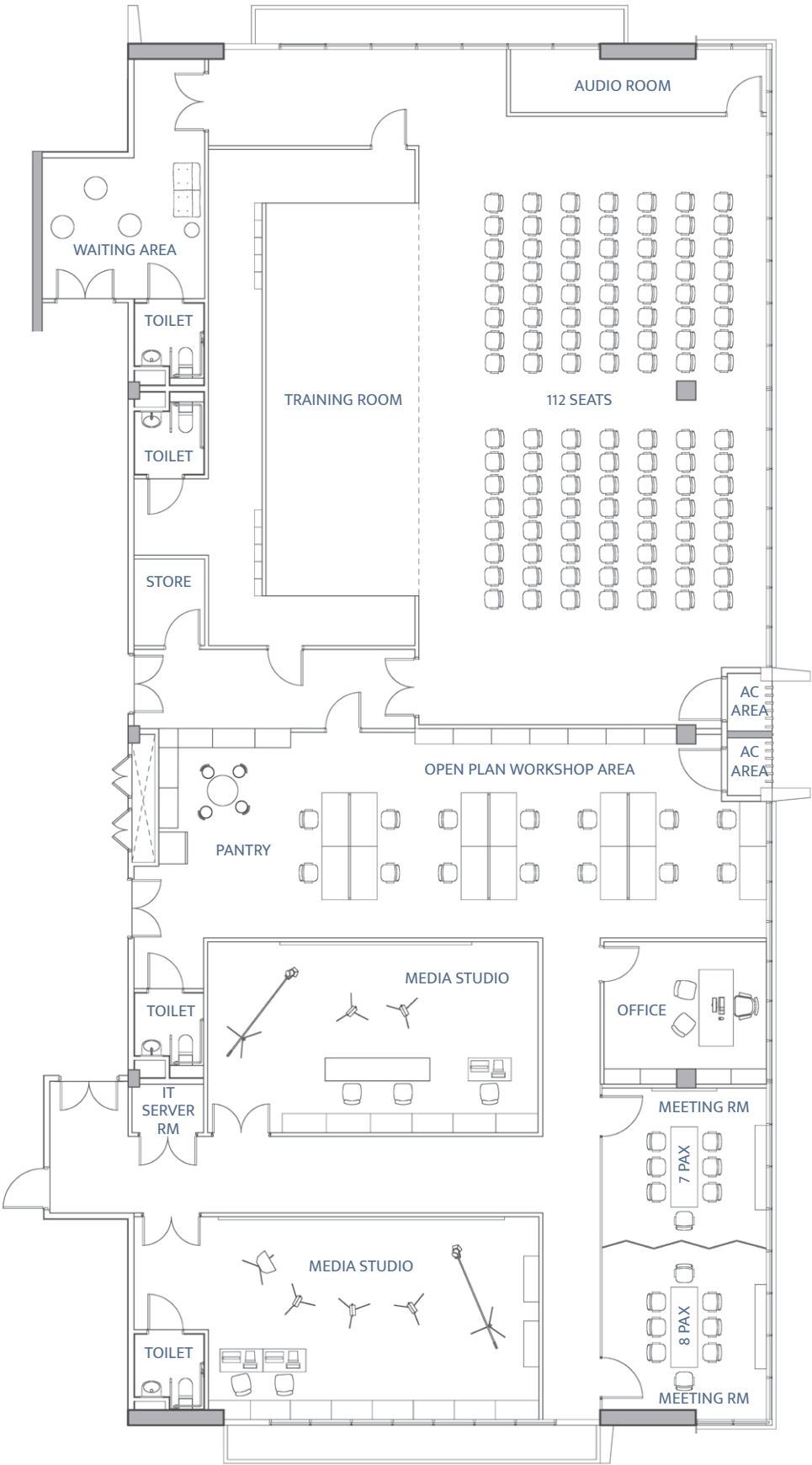
ROOF STOREY PLAN



9TH STOREY PLAN

#09-01 TO 04
MEDIA PRODUCTION
IN-HOUSE TRAINING CENTRE

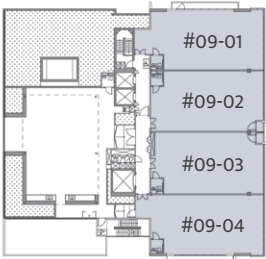
No. of Training Room Seats	112
No. of Work Stations	14
No. of Media Studios	2
No. of Meeting Rooms	2
IT Server Room	1
Audio Room	1
Store	1
Pantry	1
Office	1



CLICK HERE TO VIEW
THE TEST-FIT PLAN



KEY PLAN



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DEVELOPER PROFILE



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 FOODNEX



CT FOODCHAIN



TAGORE 8



CT HUB 2



CT HUB



9@TAGORE

Name of Project: CT Pemimpin • Developer: CT Pemimpin Pte. Ltd. (Company Registration No.: 202348571R) • Location: Lot 04074M 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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