

20

CECIL
STREET



A PREEMINENT ASSET
IN THE HEART OF SINGAPORE'S
FINANCIAL DISTRICT

THE OPPORTUNITY

Colliers International (Singapore) Pte Ltd and Propnex International Pte Ltd, as the marketing consultants for the Vendor, are pleased to offer the opportunity to acquire Prime Grade A strata office floors in **20 Cecil Street**.

The offering represents a rare opportunity to be an owner of strata-titled whole office floors in a prestigious development, located in the heart of the Singapore Central Business District (CBD) with direct access to the Raffles Place MRT.



20 CECIL STREET

20 Cecil Street is the preeminent Grade A strata office in Singapore. The 28-storey building is located in Raffles Place, which is the heart of the Financial District of the Singapore CBD, offering unrivalled access and connectivity.

20 Cecil Street is uniquely positioned to have prominent dual frontages along Cecil Street and Church Street, and seamless connectivity to public transportation, with direct access to the Raffles Place MRT Interchange Station (NS26/EW14) and sheltered access to the Telok Ayer MRT Station (DT18). The property also benefits from its close proximity to major expressways including the East Coast Parkway (ECP) and Marina Coastal Expressway (MCE).

The Raffles Place district is the most sought-after location in the Singapore CBD by regional and multinational financial institutions and professional service firms, and surrounded by F&B and retail amenities as well as cultural and entertainment hotspots – the perfect place to mix business with pleasure. Marina Bay Sands, Gardens by the Bay, and the shopping precincts of Raffles City and Marina Square are close by, offering a myriad of dining, entertainment, shopping and leisure options.





PROPERTY SUMMARY

20 Cecil Street

Coveted address located
in the heart of Raffles Place

**Full glass
façade**

Natural lighting and
unparalleled views

Long lease tenure

99-years w.e.f. 7 Dec 1989

Longest lease tenure
amongst CBD strata offices

Large strata floor plate

up to

~11,000 sq ft

Floor-to-floor height

4.1 m

86 basement
carpark lots

Grade A
specifications

Grand lobby
and newly
refurbished
common areas

Direct access to

Raffles Place MRT

Sheltered access to
Telok Ayer MRT

RIGHT IN THE HEART OF SINGAPORE'S CORE CBD

20 CECIL STREET

UOB Plaza

CapitaSpring

Republic Plaza

CapitaGreen

Frasers Tower

Capital Tower

CapitaSky

Guoco Tower



RAFFLES PLACE — THE HEART OF SINGAPORE'S CBD

Raffles Place is the financial district in the heart of the Singapore CBD, and the premier location for regional and global blue-chip financial and professional services firms such as banks, insurers and law firms.

Raffles Place has been the central commercial district of Singapore for over two centuries and is highly valued for its central location and ease of access to the other surrounding CBD submarkets such as Tanjong Pagar, Marina Bay, Shenton Way, Beach Road/City Hall and Marina Centre.

The area is dominated by the tallest skyscrapers in Singapore and surrounded by various amenities, including five-star hotels such as The Fullerton Bay Hotel, One Fullerton, and the Westin Singapore, and food and beverage, and entertainment locations, including Telok Ayer, China Square, Boat Quay, and Marina Bay Sands, all within walking distance.




UNPARALLELED CONNECTIVITY

20 Cecil Street offers excellent connectivity to public transportation options, as the property is situated above the Raffles Place MRT Interchange Station that accesses the North-South and East-West Lines, and is a short distance away from the Telok Ayer MRT Station, on the Downtown Line.






Major expressways such as the East Coast Parkway (ECP) and Marina Coastal Expressway (MCE) are in close proximity, allowing for quick and direct access to the Singapore Changi Airport.

LEGEND

 Expressways

 Main Roads

MRT

-  East-West Line
-  North-South Line
-  North East Line
-  Circle Line
-  Downtown Line
-  Thomson-East Coast Line





CONNECTIVITY THROUGH PEDESTRIANISATION

20 Cecil Street is directly connected to an extensive underground pedestrian network from the Raffles Place MRT Interchange Station, which connects a number of prime office properties in the CBD including One Raffles Quay, Marina Bay Financial Centre, Ocean Financial Centre, and UOB Plaza. There is also a sheltered path that leads to the Telok Ayer MRT Station, which is only a 2-minute walk away.

The property is a stone's throw away from Singapore's vibrant cultural hub, Esplanade, and is also easily walkable to the quayside at Collyer Quay via covered walkways.

The recent pedestrianisation of Market Street provides direct sheltered access to the brand-new Market Street Hawker Centre.



RAFFLES PLACE



ESPLANADE

By foot

2 min	<5 min	<10 min
Raffles Place MRT Telok Ayer MRT Market Street Hawker Centre	Far East Square Collyer Quay	Marina Bay Tanjong Pagar

By car

5 min	6 min	15 min
Marina Bay Sands	Orchard Road	Changi Airport



MARKET STREET HAWKER CENTRE



RAFFLES PLACE UNDERGROUND NETWORK

AMENITIES

Restaurants and Bars

Saint Pierre ^
Shoukouwa ^
Cloudstreet ^
Cheek Bistro ^

^2 Michelin-starred restaurant

Tong Le Private Dining
VUE
MONTI
Jade
Lantern
Lavo
Ce La VI
The Lighthouse
Artemis Grill



CLOUDSTREET



LANTERN



MONTI

Wellness

Virgin Active (One Raffles Place)
Fitness First (Bank of Singapore)
Gravity (CapitaGreen)
Barry's (18 Robinson Road)



BARRY'S



VIRGIN ACTIVE



FITNESS FIRST

Hotels & Serviced Apartments

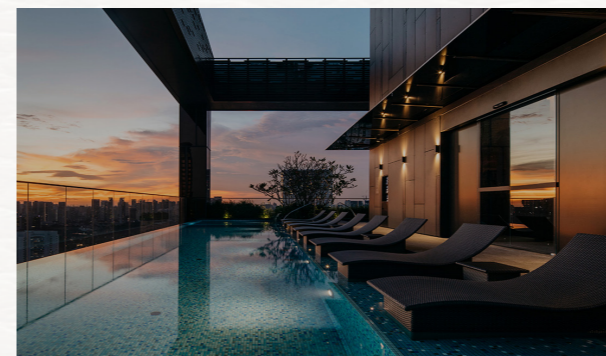
The Fullerton Hotel
Ascott Raffles Place
Citadines Raffles Place
The Clan Hotel
Marina Bay Sands



THE FULLERTON HOTEL



CITADINES RAFFLES PLACE



THE CLAN HOTEL



MARINA BAY SANDS

KEY INVESTMENT HIGHLIGHTS



Rare offering

Opportunity to acquire full Grade A office floors at Raffles Place, a market with limited supply and tightly held stock.



Premier location

20 Cecil Street stands prominently in the heart of Raffles Place, enjoying dual frontage on Church Street and Cecil Street.



Grade A specifications

Grand marble-clad lobby entrance with a two-storey ceiling, and large office floor plates with floor-to-ceiling windows.



Low transaction costs

No Additional Buyer's Stamp Duty and no Seller's Stamp Duty.



Flexible layout choices

10 strata titles per floor, offering reconfiguration options for various exit strategies.



Ideal for investors and owner-occupiers

Attractive opportunity for both investors and owner-occupiers to invest in a strong and stable office market in Asia with positive growth prospects.

TENANT PROFILE

20 Cecil Street is a popular venue to a diverse range of industries. With occupiers from both local and multinational companies. Key occupiers include investment and wealth management companies, law firms, shipping firms, and professional societies and services.



INVESTMENT & WEALTH MANAGEMENT 27%



ENERGY & COMMODITIES 20%



FINANCIAL & LEGAL SERVICES 18%

OTHERS

SERVICED OFFICE 16%

CONSUMER & LIFESTYLE 12%

TECH 5%

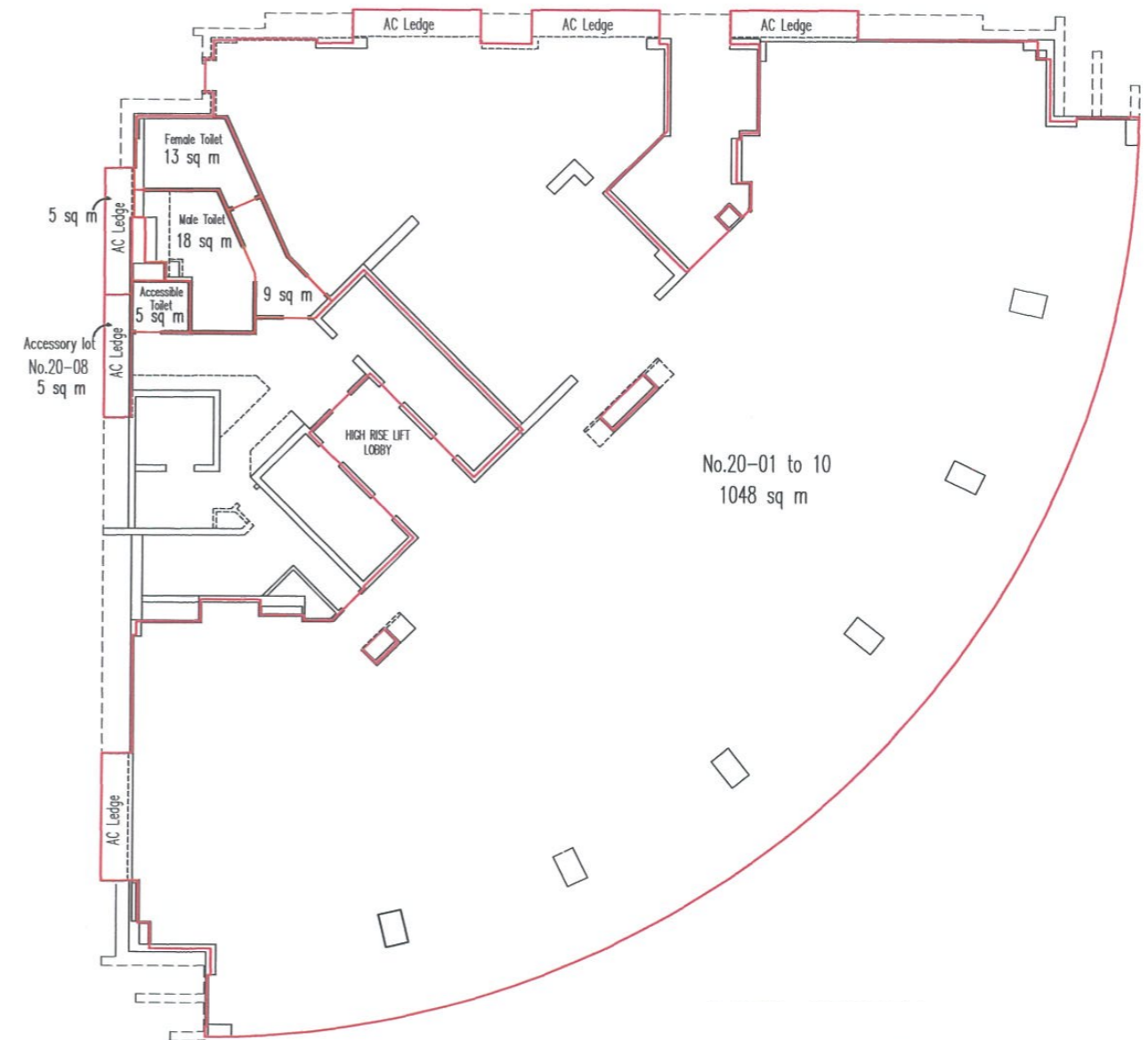
SHIPPING 2%

Information as of 30 September 2022.
Figures refer to the proportion of tenanted area.

SPECIFICATION

STRUCTURE	Raft foundation with reinforced concrete structure
WALLS	External walls: Concrete and/or masonry walls and/or pre-cast and/or aluminium & glazing wall cladding Internal walls: Concrete and/or masonry and/or partition wall
ROOF	Reinforced concrete flat roof with waterproofing system with or without insulation
CEILING	All ceiling with skim coat unless otherwise stated Ceiling board with painted finishes to corridors, main lobby and lift lobby
FINISHES	Wall: Masonry and/or dry partition wall plastered and paint. Imported tiles to washroom, lift lobby and corridors. Plastered and paint to basement wall Floor: Cement rendered finishes to all units unless otherwise stated. Imported tiles to washroom, lift lobby and corridors. Epoxy paint finish to basement carpark and driveway
WINDOWS	Office unit: Window and/or casement window with aluminium frame (where applicable) Double glazed glass and/or double glazed safety glass (where applicable)
DOORS	Office unit: Glass and/or timber doors and PSB's approved fire-rated doors where applicable
IRONMONGERY	Office unit: Imported good quality ironmongery
SANITARY FITTINGS	Office unit: Imported good quality sanitary wares, fittings and accessories (to applicable units only)
ELECTRICAL INSTALLATION	415V three phase isolator for office units
AIR -CONDITIONING SYSTEM AND MECHANICAL VENTILATION	Individual air-conditioning system provided for office units Air-conditioning system provided to all lobbies and corridors
LIFTS	Lift to all floors
TELECOMMUNICATION SERVICES	Provision of cable network
LIGHTNING PROTECTION	Lightning Protection System shall be provided in accordance with Singapore Standard 555: 2010
WATERPROOFING	Office unit: Waterproofing to unit washrooms Common areas: Waterproofing
DRIVEWAY	Stone paving to designated 1st storey areas of driveway
SECURITY SYSTEM	Card access control system to selected locations Proximity transponder for vehicular entry at entrances CCTV, surveillance cameras at strategic locations
FLOOR LOADING	Office unit (3rd to 28th storey): 4.0 kN / m ²

TYPICAL FLOOR PLAN



JOINTLY MARKETED BY



Colliers International (Singapore) Pte Ltd
CEA License No.: L3004691J

Propnex Realty Pte Ltd
CEA License No.: L3008022J

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.
Colliers International (Singapore) Pte Ltd

