

ENTERPRISE ONE

District 14 · Kaki Bukit / Ubi · Ramp-up B2 industrial



Photos supplied by Far East Organization for agent marketing (FEO agent portal, 30 Oct 2026). Sample units shown are representative of the units on offer; straightened and tone-corrected only, nothing added or removed.

From S\$1,382,590 per unit (list price)

S\$642-802 psf · S\$9,144,990 for all six

Asking ≈ S\$642 psf · recorded sales nearby: leasehold S\$578-847 psf

THE NUMBERS

All-in cost: ≈ S\$9.14M at list

Tenure: 60-yr leasehold · from 9 Jul 1996, ends 9 Jul 2056

TOP: 9 Mar 2006

Interested? WhatsApp Andrea 9693 7787

Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/industrial/enterprise-one>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

UNITS & COSTS

Level 1		2,153 sqft
\$S\$1,727,130		S\$802 psf · excl GST
STATUS	MCST + SINKING	PROPERTY TAX
Tenanted until Mar 2027	~S\$538/mo excl GST	To confirm

Level 1		2,164 sqft
\$S\$1,728,390		S\$799 psf · excl GST
STATUS	MCST + SINKING	PROPERTY TAX
Tenanted until Mar 2027	~S\$541/mo excl GST	To confirm

Level 3		2,164 sqft
\$S\$1,389,110		S\$642 psf · excl GST
STATUS	MCST + SINKING	PROPERTY TAX
Tenanted until Aug 2027	~S\$541/mo excl GST	To confirm

Level 3		2,142 sqft
\$S\$1,382,590		S\$645 psf · excl GST
STATUS	MCST + SINKING	PROPERTY TAX
Tenanted until Mar 2027	~S\$536/mo excl GST	To confirm

Level 3		2,250 sqft
\$S\$1,459,730		S\$649 psf · excl GST
STATUS	MCST + SINKING	PROPERTY TAX
Tenanted until Dec 2026	~S\$562/mo excl GST	To confirm

Level 3		2,142 sqft
\$S\$1,458,040		S\$681 psf · excl GST
STATUS	MCST + SINKING	PROPERTY TAX
Tenanted until Dec 2026	~S\$536/mo excl GST	To confirm

Six units, each individually priced at the developer's list price (agent portal, checked 30 Oct 2026). Unit numbers withheld; units identified by level and size only. Each unit is tenanted until the month shown. MCST at S\$0.25 psf/mo excl GST per the developer's note; property tax and GST treatment to confirm.

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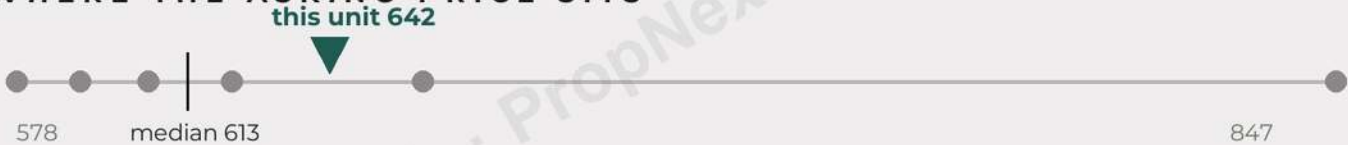
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COMPARABLE SALES

Recorded resales in Enterprise One, last 12 months (URA caveats via EdgeProp, checked 30 Oct 2026). 12-month average S\$635 psf; 270 caveats since 2006. Level 3 list prices sit at or a little above recent Level 3 resales; Level 1 list prices sit above the one recent Level 1 resale (S\$661, Dec 2025). The highest recent sale was a Level 5 unit at S\$847 psf (May 2026).

TENURE	STREET	SOLD	PSF
This unit	this listing, list price	Current	S\$642-681
This unit	this listing, list price	Current	S\$799-802
60-yr LH	Enterprise One, Level 5, 2	May 2026	S\$847
60-yr LH	Enterprise One, Level 3	Apr 2026	S\$622
60-yr LH	Enterprise One, Level 4	Mar 2026	S\$578
60-yr LH	Enterprise One, Level 3	Feb 2026	S\$591
60-yr LH	Enterprise One, Level 1	Dec 2025	S\$661
60-yr LH	Enterprise One, Level 4	Nov 2025	S\$605

WHERE THE ASKING PRICE SITS



How to read this: each grey dot is one recorded 60-yr leasehold sale in the table (S\$ per sqft); the middle line is the median of those 6 sales only. Other tenures stay in the table but not in this strip. The green marker is this unit's asking price. A marker right of the line means asking is above the middle sale; left means below.

Fair or not? The asking S\$642 psf is above 4 of 6 60-yr leasehold sales in the table and 1.0 times their median.

WHY THIS ONE

- Drive a 20-footer up to your door
- 6 m on the ground floor, 5.5 m upstairs
- About 29.7 years left, to 2056
- Tenancies end Dec 2026 to Aug 2027
- Six Minutes To Ubi MRT, PIE about 1.1 km



WHAT EACH FLOOR MAY BE USED FOR

Building (URA SPACE, 30 Oct 2026): Clean, light and general industry (Business 2), Warehouse, Ancillary office while industrial stays above 60% (ancillary uses up to 40% of floor area; no planning application) allowed

Source: URA SPACE change-of-use check. Other uses need URA approval and are not guaranteed.

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PHOTOS



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