GENERATIONS
@TANNERY



Infinite Opportunities. Timeless Value.

Generations @ Tannery is a B1 industrial freehold on the city's fringe, well-connected to the rest of the island.

Designed by a team that believes in creating people-centric workspaces, every detail is considered to move beyond the utilitarian.

This is a space of infinite possibilities and value: yours to grow in, yours to hold, and yours to pass down.



ARTIST'S IMPRESSION

A Rare Freehold, Your Generational Legacy

Rising twelve storeys tall, Generations @ Tannery is a contemporary beacon standing amongst the tallest buildings in the district.

Its freehold status, considered name and timeless design speak to its vision: to house generations of leaders, founders, and visionaries building with purpose.

PROJECT NAME
Generations @ Tannery

DEVELOPER
Providence Estates (Tannery) Pte Ltd

TENURE
Freehold

DISTRICT
District 13

ADDRESS
71 Tannery Lane, Singapore 347807

SITE AREA
3150.10 SQM

TOTAL NUMBER OF UNITS
54 Production Units
+ 5 Industrial Canteens

TOTAL NUMBER OF CARPARK LOTS
51 Lots (including 10 EV Lots)

ARTIST'S IMPRESSION

A Convenient Commute on Foot

Generations @ Tannery is a quick 6-minute walk from Mattar MRT on the Downtown Line (DTL). Perfect for users who prefer to go car-lite.





CONNECTIVITY

Mattar MRT	6 min walk
Pan-Island Expressway (PIE)	7 min drive
Central Expressway (CTE)	7 min drive
Kallang-Paya Lebar Expressway (KPE)	10 min drive

COMMUNITY CLUB

MacPherson Community Club	8 min drive

RETAIL

PLQ Mall	5 min drive
Bendemeer Shopping Mall	6 min drive
Paya Lebar Square	6 min drive
City Plaza	6 min drive
KINEX	6 min drive
City Square Mall	8 min drive
Mustafa Centre	9 min drive
Zhongshan Mall	10 min drive

F&B

Circuit Road Market & Food Centre	12 min walk / 4 min drive
Old Airport Road Food Centre	8 min drive

HEALTHCARE

Geylang Polyclinic	4 min drive
Kallang Polyclinic	7 min drive
Kwong Wai Shiu Hospital	7 min drive
Novena Medical District	10 min drive

BUSINESS / INDUSTRIAL DISTRICT

Mapletree Hi-Tech Park @ Kallang Way	3 min drive
Aljunied Industrial Complex	4 min drive
Kampong Ubi Industrial Estate	8 min drive

GREEN PARK

Aljunied Park	4 min walk

Rooted in the Right Places

Situated on the city's fringe, Generations @ Tannery sits within easy reach of the Central Business District and the broader city network via the PIE and CTE.

GENERATIONS @TANNERY



11 mins
Orchard Road



13 mins
Central Business District



20 mins
Changi Business Park



24 mins
Changi Airport



30 mins
Woodlands Checkpoint

LOCATION

The Neighbourhood, Up Close

Beyond the building, a vibrant neighbourhood awaits. The upcoming Merpati Alcove BTO will bring a thriving residential community closer to the area, adding more amenities at your doorstep. Dining options are minutes away, as well as recreational spots like Aljunied Park and Anytime Fitness at MacPherson Mall.











WITHIN 1 KM

CONNECTIVITY

Mattar MRT	6 min walk
Pan-Island Expressway (PIE)	7 min drive
Kallang-Paya Lebar Expressway (KPE)	10 min drive

RETAIL & F&B

MacPherson Mall	7 min walk / 1 min drive
Circuit Road Market & Food Centre	12 min walk / 4 min drive
MacPherson Market & Food Centre	6 min drive
Circuit Road Hawker Centre	7 min drive
MacPherson Community Club	7 min drive
MacPherson Road Eateries	10 min walk

GREEN PARK

Aljunied Park	4 min walk

On the Fringe, Open to the City

The finest addresses don’t always sit at the heart of the city. On the city’s fringe, Generations @ Tannery is a place that offers breathing room without distance, and calm without isolation. Stay effortlessly connected to everything that matters.





ARTIST'S IMPRESSION

A GENTLE
ARRIVAL THAT FEELS
SOOTHING TO THE
SENSES

A SPACIOUS
AND WELCOMING
DROP-OFF

An Arrival that Makes a Statement

Be welcomed by an iconic facade and grand arrival experience, thoughtfully detailed with quality finishes. Sleek lines, warm tones and soft lighting leave you composed and ready for meetings of inspiration.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

5 HIGH-CAPACITY KONE LIFTS

GENEROUS 4-METRE WIDE LIFT LANDING

SEPARATE FROM DROP-OFF FOR PRIVACY

A Lobby, Efficient and Refined

Tucked away from the drop-off, the lift lobby offers its own quiet and private rhythm. Step into a generous 4-metre wide lift landing made to serve 5 high-capacity KONE lifts. Expect seamless movement across every floor, with minimum waiting times to save precious minutes for your workday priorities.



ARTIST'S IMPRESSION

The Flavour of Community is Here

Generations @ Tannery offers five F&B units in various sizes, curated to support diverse dining concepts. From intimate cafés to contemporary eateries, these spaces foster a lively communal atmosphere where occupants and the wider community can gather, recharge and connect.





ARTIST'S IMPRESSION



Built for Imagination, Potential Unbound

Generations @ Tannery is a B1 industrial development built to accommodate a diverse range of industries and businesses. Whatever your trade, there is a space here shaped to support it.







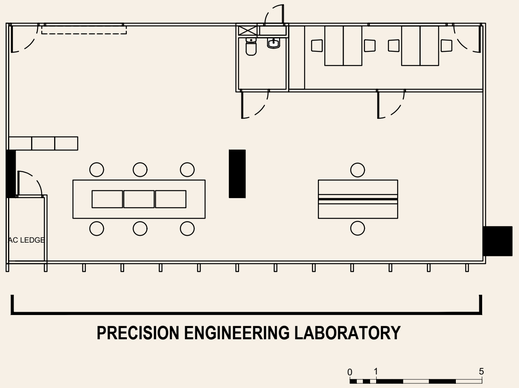


BUSINESS SUITABILITY:

- Call Centre
- Co-working Space
- Creative Studios
- E-commerce Order Fulfilment & Warehousing
- Logistics Operations
- Media & AV Production (Photography, Video, Broadcast)
- Precision Engineering & Laboratory Use
- R&D Testing & Quality Control
- Showrooms
- Software Development
- Hi-tech Production
- Telecommunications
- Training Centre (in-house)
- Data Centre
- Childcare Centre

**Subject to restrictions/approvals*



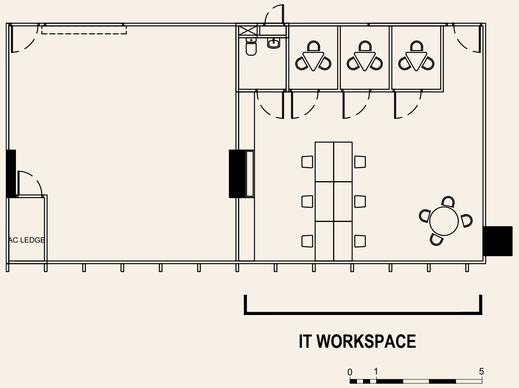


#02-04 & #02-05

Precision Engineering Laboratory as a Single Unit

Ancillary Office	1
Office	1
No. of Work Stations	12
No. of Toilets	1





#02-04 & #02-05

IT Workspace as a Sublet Unit

Office	1
Meeting Rooms	3
No. of Work Stations	6
No. of Toilets	1

Your Space, Your Way

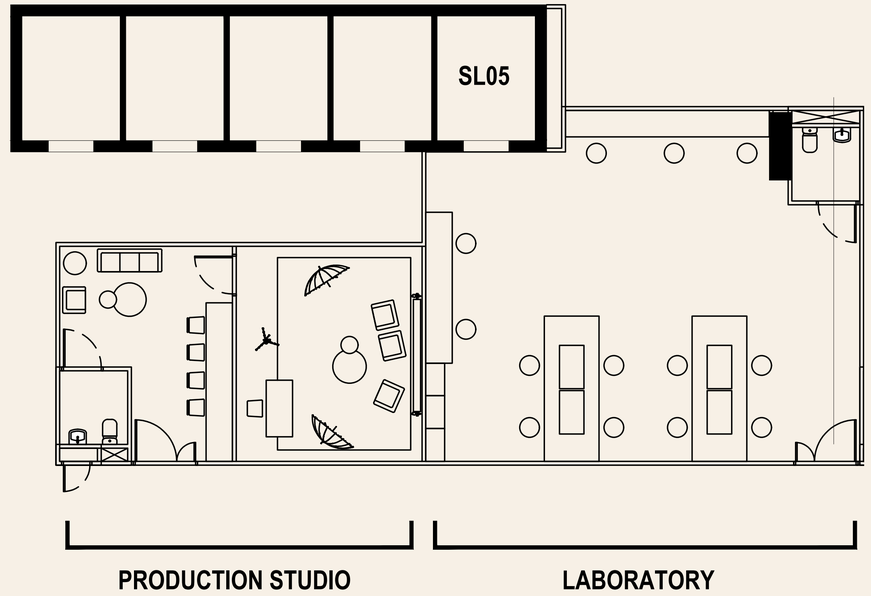
Flexibility is built into every floor of Generations @ Tannery. Select units can be configured as dual-key spaces, dividing a single unit into two fully independent businesses. Each with its own entrance, identity, and room to grow, opening up twice the opportunity within a single investment.

Test-fit plan is for the purpose of visual representation only.

An Exclusive Entrance to Elevate Your Work

Three exclusive units across the sixth, seventh, and eighth storeys come with private lift access. Enjoy a level of exclusivity that gives your work a sense of prestige from the moment you arrive. What you make of the space becomes elevated with its own dedicated entry.





#06-13 & #06-14
#07-13 & #07-14
#08-13 & #08-14

Production Studio & Laboratory as Dual-key Unit

Production Studio	1
Office	1
No. of Work Stations	18
No. of Toilets	2

Test-fit plan is for the purpose of visual representation only.

Twelve Storeys of Possibilities



ARTIST'S IMPRESSION

FLOOR-TO-FLOOR HEIGHT

12th Storey	4.100M
11th Storey	4.200M
10th Storey	4.725M
9th Storey	4.200M
8th Storey	4.200M
7th Storey	4.200M
6th Storey	4.200M
5th Storey	4.375M
4th Storey	6.125M
3rd Storey	6.125M
2nd Storey	6.125M
1st Storey	6.125M

From premium units with direct parking access on the lower floors to dual-key features that double your opportunities, every floor of Generations @ Tannery has been designed with intention. This is a building conceived for people, for growth, and for generations.

FUNCTIONAL SPECIFICATIONS

- 51 Parking lots, including 10 EV lots
- 18 Premium units with direct parking access
- 3 Exclusive units with private lift access
- 14 units with dual-key feasibility
- 5 Industrial canteens
- 5-Storey Ramp-up for direct loading and unloading
- At least 1 attached toilet for every unit
- Generous 4-metre wide lift landing
- 6 High-capacity KONE lifts
- Flexible unit layouts

SUSTAINABILITY FEATURES

Built for Today. Responsible for Tomorrow.

Designed with the future in mind, Generations @ Tannery incorporates sustainable features that promote energy efficiency, cleaner mobility, and responsible resource use.


SOLAR PANELS

Bicycle Friendly

Motion Sensor Lightings

Solar Panels

EV Chargers

Water Saving Fittings

Recycling Facilities


EV CHARGING LOTS


BICYCLE RACKS

Site Plan



SITE PLAN 1ST STOREY

1. Lift Lobby
2. Passenger Lift / Fire Lift
3. Service Lift
4. FCC
5. MCST
6. Transformer Room
7. Switchgear Room & Cable Chamber Room (Below)
8. Consumer Switch Room
9. Letterbox
10. Bin Centre
11. Water Transfer Room
12. Pump Room
13. SPRK Tank
14. Bicycle Parking Lots
15. Two-way Ramp
16. Two-way Driveway
17. Common Loading / Unloading Area
18. LPG
19. MDF
20. Metal Staircase
21. RC Staircase
22. Toilet with Shower
23. Toilet

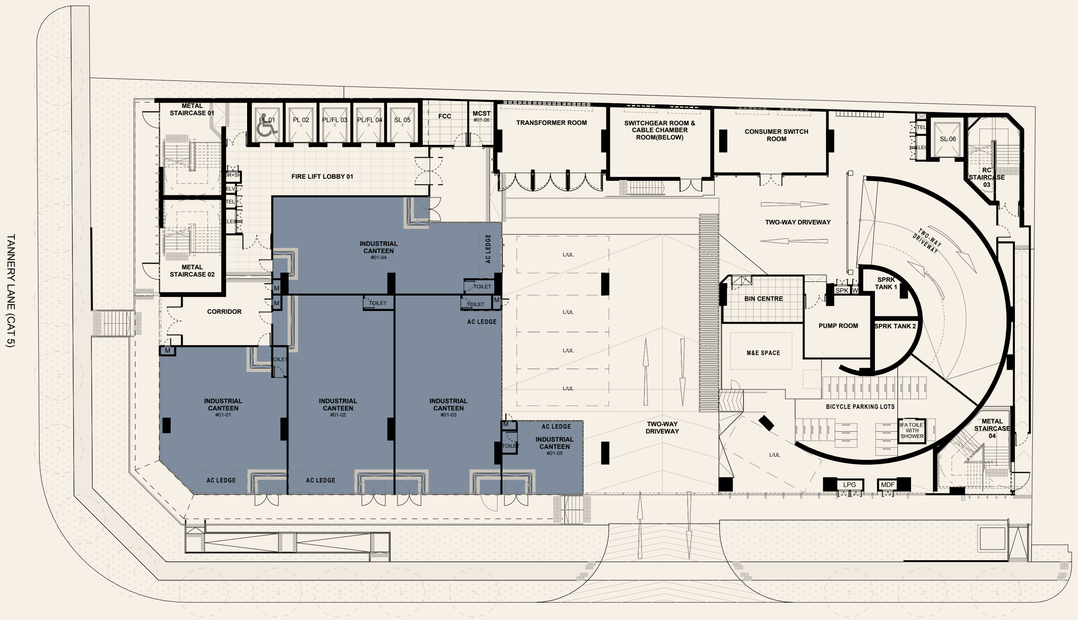
INDUSTRIAL CANTEEN UNIT

Unit Distribution

INDUSTRIAL CANTEEN
PRODUCTION
PRODUCTION 'DUAL-KEY'
PRODUCTION WITH PRIVATE LIFT ACCESS

	FLOOR TO FLOOR HEIGHT	1	2	3	4	5	6	7	8	9	10
12TH STOREY	Reserved										
11TH STOREY	Reserved										
10TH STOREY	Reserved										
9TH STOREY	Reserved										
8TH STOREY	4.200M	#08-01 (168.57M²)	#08-02 (155.81M²)	#08-03 (155.81M²)	#08-04 (155.81M²)	#08-05 (171.85M²)	#08-06 (155.69M²)	#08-07 & #08-08 (250.37M²)	#08-09 & #08-10 (154.99M²)	#08-11 & #08-12 (150.58M²)	#08-13 & #08-14 (160.31M²)
7TH STOREY	4.200M	#07-01 (168.57M²)	#07-02 (155.81M²)	#07-03 (155.81M²)	#07-04 (155.81M²)	#07-05 (171.85M²)	#07-06 (155.69M²)	#07-07 & #07-08 (250.37M²)	#07-09 & #07-10 (154.99M²)	#07-11 & #07-12 (150.58M²)	#07-13 & #07-14 (160.31M²)
6TH STOREY	4.200M	#06-01 (168.57M²)	#06-02 (155.81M²)	#06-03 (155.81M²)	#06-04 (155.81M²)	#06-05 (171.85M²)	#06-06 (155.69M²)	#06-07 & #06-08 (250.37M²)	#06-09 & #06-10 (154.99M²)	#06-11 & #06-12 (150.58M²)	#06-13 & #06-14 (160.31M²)
5TH STOREY	4.375M	#05-01 (169.18M²)	#05-02 (155.20M²)	#05-03 (155.81M²)	#05-04 (155.81M²)	#05-05 (199.93M²)					
4TH STOREY	6.125M	#04-01 (169.18M²)	#04-02 (155.20M²)	#04-03 (155.81M²)	#04-04 (155.81M²)	#04-05 (199.93M²)					
3RD STOREY	6.125M	#03-01 (169.18M²)	#03-02 (155.20M²)	#03-03 (155.81M²)	#03-04 (155.81M²)	#03-05 (199.93M²)					
2ND STOREY	6.125M	#02-01 (163.70M²)	#02-02 & #02-03 (153.99M²)	#02-04 & #02-05 (162.09M²)							
1ST STOREY	6.125M	#01-01 (121.44M²)	#01-02 (146.62M²)	#01-03 (141.38M²)	#01-04 (136.58M²)	#01-05 (39.27M²)					

1ST Storey Plan

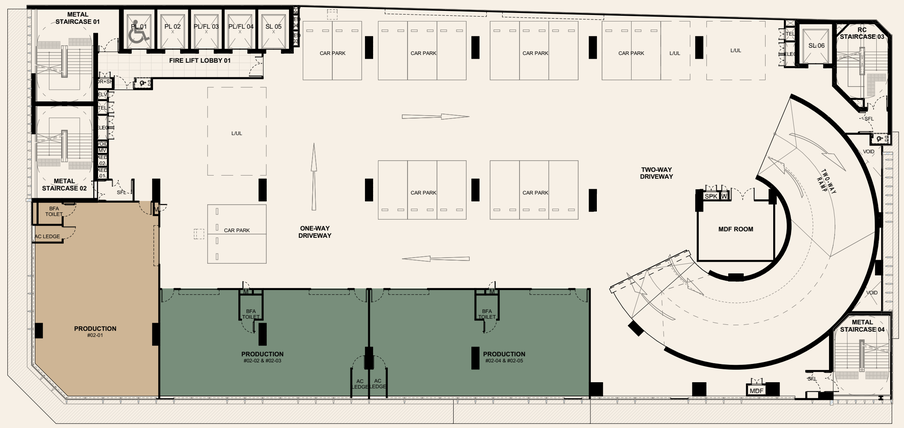


1ST STOREY PLAN

N 0 1 5 10

This plan is subject to change as may be required or approved by the relevant authorities. Dimensions are indicative only and subject to final survey.

2ND Storey Plan



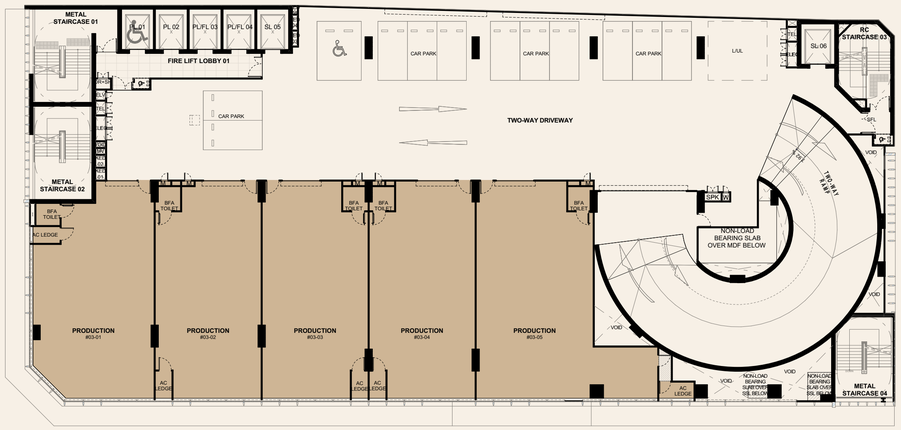
2ND STOREY PLAN

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M	METER		INDUSTRIAL CANTEEN
SFL	SMOKE FREE LOBBY		PRODUCTION
L/UL	COMMON LOADING & UNLOADING		PRODUCTION ‘DUAL-KEY’

3RD Storey Plan



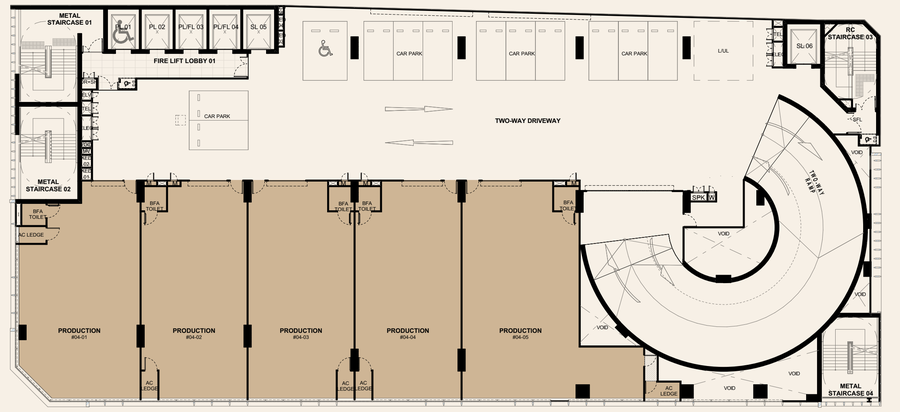
3RD STOREY PLAN

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4TH Storey Plan



4TH STOREY PLAN

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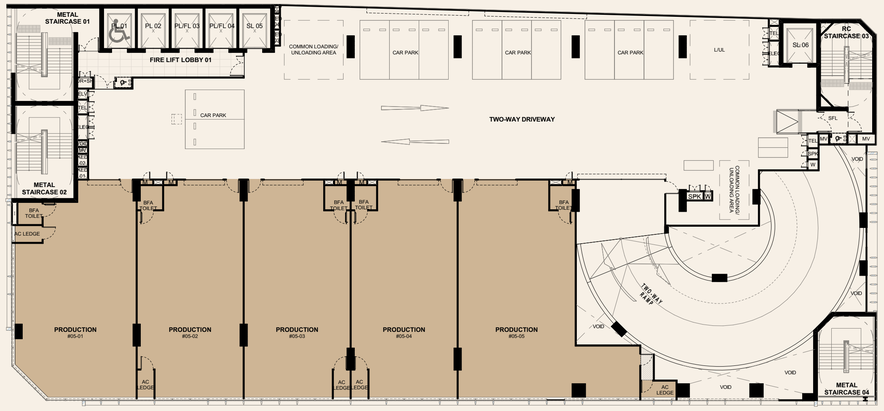
M METER

SFL SMOKE FREE LOBBY

L/UL COMMON LOADING & UNLOADING

PRODUCTION

5TH Storey Plan



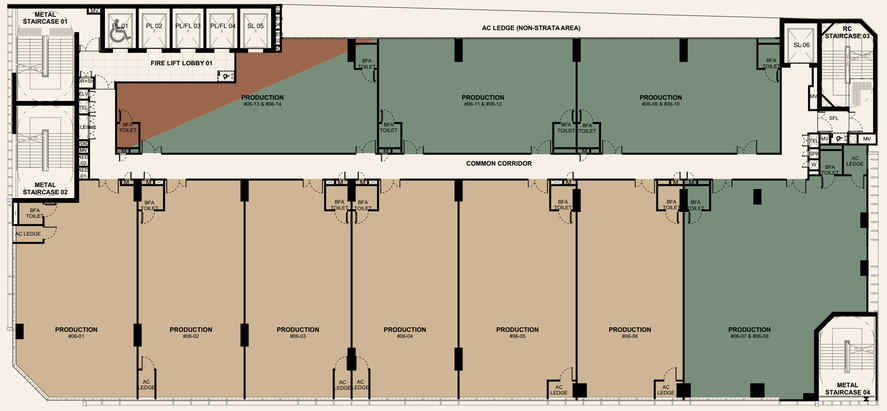
5TH STOREY PLAN

N

0 1 5 10

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6TH Storey Plan



6TH STOREY PLAN

N

0 1 5 10

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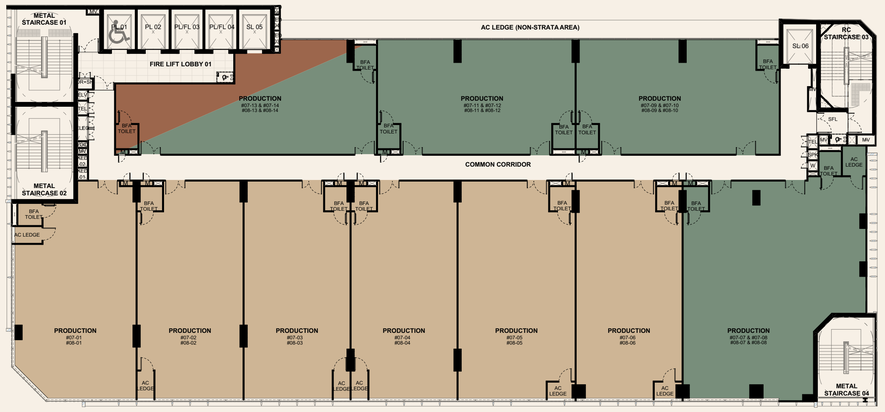
M	METER
SFL	SMOKE FREE LOBBY
L/UL	COMMON LOADING & UNLOADING

PRODUCTION

PRODUCTION ‘DUAL-KEY’

PRODUCTION WITH PRIVATE LIFT ACCESS

7–8TH Storey Plan



7TH & 8TH STOREY PLAN

N

0 1 5 10

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M	METER		PRODUCTION
SFL	SMOKE FREE LOBBY		PRODUCTION ‘DUAL-KEY’
L/UL	COMMON LOADING & UNLOADING		PRODUCTION WITH PRIVATE LIFT ACCESS

DEVELOPER'S PROFILE

Providence Estates

Built on Purpose. Invested in People.

Providence Group is a values-driven real estate developer, investor, and fund manager with a presence across Asia. With more than 30 years of industry experience, we have invested in projects that are purposeful, responsible, and financially sustainable, generating gross development value of over $2 billion across projects in 7 cities.

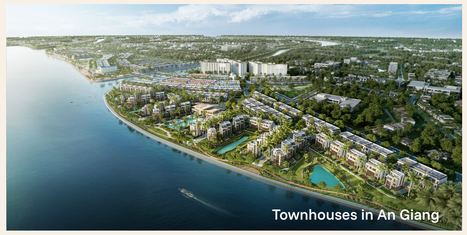
As a trusted real estate partner across Asia, Providence Group is committed to a future where development and humanity go hand in hand. We believe that every space should generate lasting, positive outcomes; for the people who use them, the communities around them, and the cities that hold them.



Mixed Development in Ha Long


Paramount


Condominium at Bukit Timah


Townhouses in An Giang


Mixed Development in Dao Tri

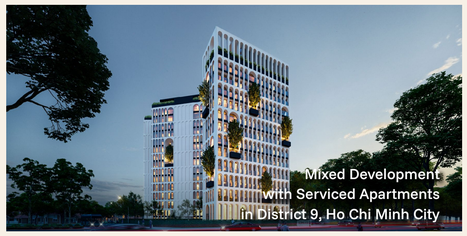

Food Factory at Pandan Loop

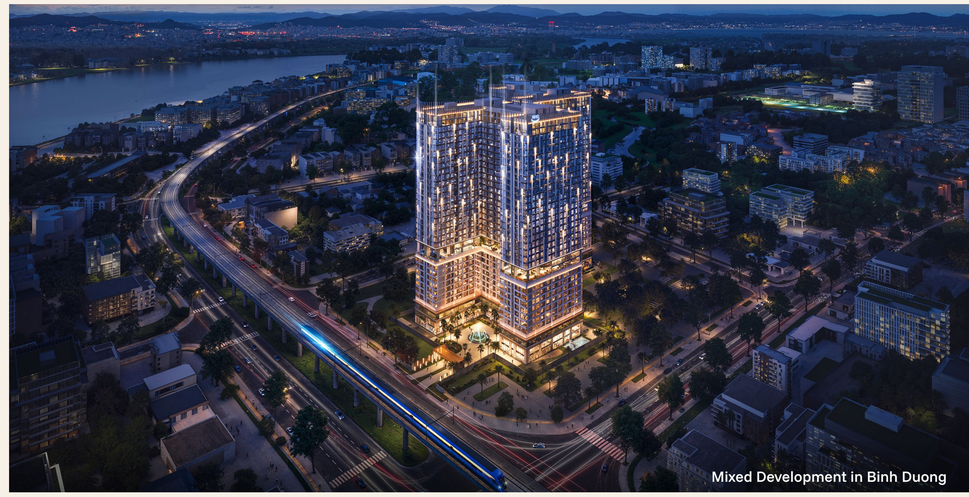

Townhouses in Ha Long


Mixed Development in Hai Phong

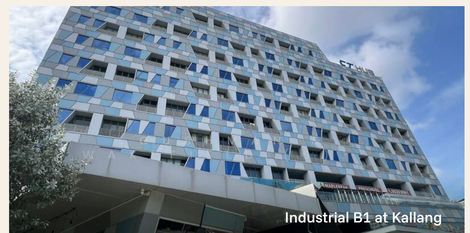

Freehold Industrial B1 at Tagore


Office in District 2, Ho Chi Minh City


Mixed Development with Serviced Apartments in District 9, Ho Chi Minh City


Mixed Development in Binh Duong


Conservation Shophouses at Jalan Sultan


Industrial B1 at Kallang


Industrial B1 at Lavender

Celebrating Legacy

We stand on the shoulders of those who came before us and honour their legacy. Together with Kyoob Architects and our consultants, we have devoted countless hours to thoughtfully shape Generations @ Tannery.

Our hope is that this will be a place and space that stands the test of time, a landmark known for thriving businesses and communities. One that will serve generations to come.

And now, we proudly pass the mantle of ownership to you, the future stewards of Generations @ Tannery!

ARTIST'S IMPRESSION

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

A Premium B1 Industrial Development by

Providence Estates

Developer: Providence Estates (Tannery) Pte. Ltd. • Tenure of Land: Estate in Fee Simple • Encumbrance(s): Mortgage IK/111368U registered in favour of Malayan Banking Berhad • Lot No: Lot 03829V of MK24 • Expected Date of Vacant Possession: 31 December 2030 • Expected Date of Legal Completion: 31 December 2033

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