

Area Schedule

All areas are approximate

Project
Drury Lane MRP
Date
22/05/2023

Project No.
22-034
Purpose
PLANNING

Area Summary

Floor	Use	Area	Existing sqm	Proposed sqm	Change sqm
All	All Uses	NIA	962	1,113	151
		GIA	1,221	1,491	270
		GEA	1,362	1,686	324

Net Internal Area (NIA) Summary By Use

Floor	Use	Area	Existing sqm	Proposed sqm	Change sqm
All	E Office	GIA	917	1,037	120
All	E Retail	GIA	45	76	31

Gross Internal Area (GIA) Summary By Use

Floor	Use	Area	Existing sqm	Proposed sqm	Change sqm
All	E Office	GIA	1,167	1,402	235
All	E Retail	GIA	54	89	35

Net Internal Area (NIA) Breakdown By Floor and Use Class

Floor	Use	-	Existing sqm	Proposed sqm	Change sqm
-1	E Retail		21	19	-2
0	E Office		143	56	-87
0	E Retail		24	57	33
1	E Office		197	240	43
2	E Office		197	192	-5
3	E Office		197	192	-5
4	E Office		183	188	5
4M	E Office		0	0	0
5	E Office		0	169	169
5M	E Office		0	0	0

Gross Internal Area (GIA) Breakdown By Floor and Use Class

Floor	Use	-	Existing sqm	Proposed sqm	Change sqm
-1	E Retail		25	25	0
0	E Office		245	219	-26
0	E Retail		29	64	35
1	E Office		227	276	49
2	E Office		228	228	0
3	E Office		227	227	0
4	E Office		214	223	9
4M	E Office		15	0	-15
5	E Office		11	204	193
5M	E Office		0	9	9
6			0	16	16

Gross External Area (GEA) Breakdown By Floor

Floor	Use	-	Existing sqm	Proposed sqm	Change sqm
-1	All		37	37	0
0	All		300	320	20
1	All		253	306	53
2	All		253	253	0
3	All		253	253	0
4	All		232	253	21
4M	All		19	0	-19
5	All		15	232	217
5M	All		0	10	10
6	All		0	22	22

Notes:

1. These areas that have been prepared for our client, McAleer and Rushe, are approximate only. Existing NIA has been taken from area plans prepared by Plofman Craven. Proposed areas have been measured from measured survey drawings prepared by Point 2. The base for these drawings is record information prepared by others, whose accuracy cannot be verified. Do not scale from drawings.

2. All areas are approximate and subject to survey verification by RICS accredited measurement professionals.

3. Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) are measured and calculated generally in accordance with the RICS Code of Measuring Practice. These areas should, however, be verified by an RICS accredited measurement professional.

4. Areas have been calculated in metric units to the nearest square metre and converted to square feet using the conversion factor 10.7639, then rounded to the nearest 50 square feet.

5. Construction tolerances, workmanship and design by others may affect the stated areas.

6. The existing building may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas.

All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.