

EXISTING EUSTON TOWER USE CLASS GIA AREA SCHEDULE (m²)

Schedule of Use Class Areas

Issue Date : 07-Dec-23

Base Date : 4Q2023

USE CLASS FLOOR AREAS

Level	CLASS E(g)				CLASS E	CLASS E/F
	Lobby	Lab Enabled Workspace	Accelerator Lab Workspace	Commercial Office		
	m ²	m ²	m ²	m ²	m ²	m ²
B1	-	-	-	4,852	87	-
Total	-	-	-	4,852	87	-
00	1,294			288	968	
01				2,341		
02				938		
03				1,287		
04				1,287		
05				1,287		
06				1,287		
07				1,287		
08				1,287		
09				1,287		
10				1,287		
11				1,287		
12				1,286		
13				1,286		
14				1,286		
15				1,286		
16				1,283		
17				1,283		
18				1,281		
19				1,281		
20				1,281		
21				1,281		
22				1,281		
23				1,281		
24				1,289		
25				1,289		
26				1,289		
27				1,289		
28				1,289		
29				1,289		
30				1,289		
31				1,289		
32				1,289		
33				1,289		
34				1,313		
35				1,313		
36				1,313		
37				250		
Roof						
Total	1,294	-	-	47,625	968	-
OVERALL TOTAL	1,294	-	-	52,477	1,055	-
OVERALL BUILDING TOTAL	54,826					

EXISTING EUSTON TOWER USE CLASS GIA AREA SCHEDULE (ft²)

Schedule of Use Class Areas

Issue Date : 07-Dec-23

Base Date : 4Q2023

USE CLASS FLOOR AREAS

Level	CLASS E(g)				CLASS E	CLASS E/F
	Lobby	Lab Enabled Workspace	Accelerator Lab Workspace	Commercial Office		
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
B1	-	-	-	52,224	939	-
Total	-	-	-	52,224	939	-
00	13,928	-	-	3,100	10,419	-
01	-	-	-	25,198	-	-
02	-	-	-	10,097	-	-
03	-	-	-	13,853	-	-
04	-	-	-	13,853	-	-
05	-	-	-	13,853	-	-
06	-	-	-	13,853	-	-
07	-	-	-	13,853	-	-
08	-	-	-	13,853	-	-
09	-	-	-	13,853	-	-
10	-	-	-	13,853	-	-
11	-	-	-	13,853	-	-
12	-	-	-	13,842	-	-
13	-	-	-	13,842	-	-
14	-	-	-	13,842	-	-
15	-	-	-	13,842	-	-
16	-	-	-	13,810	-	-
17	-	-	-	13,810	-	-
18	-	-	-	13,789	-	-
19	-	-	-	13,789	-	-
20	-	-	-	13,789	-	-
21	-	-	-	13,789	-	-
22	-	-	-	13,789	-	-
23	-	-	-	13,789	-	-
24	-	-	-	13,875	-	-
25	-	-	-	13,875	-	-
26	-	-	-	13,875	-	-
27	-	-	-	13,875	-	-
28	-	-	-	13,875	-	-
29	-	-	-	13,875	-	-
30	-	-	-	13,875	-	-
31	-	-	-	13,875	-	-
Roof	-	-	-	-	-	-
Total	13,928	-	-	439,791	10,419	-
OVERALL TOTAL	13,928	-	-	492,016	11,358	-
OVERALL BUILDING TOTAL	517,302					

EXISTING EUSTON TOWER USE CLASS NIA AREA SCHEDULE (m²)

Schedule of Use Class Areas

Issue Date : 07-Dec-23

Base Date : 4Q2023

USE CLASS FLOOR AREAS

Level	CLASS E(g)				CLASS E	CLASS E/F
	Lobby	Lab Enabled Workspace	Accelerator Lab Workspace	Commercial Office		
	m ²	m ²	m ²	m ²	m ²	m ²
B1	-	-	-	-	-	-
Total	-	-	-	-	-	-
00				288	969	
01				1,473		
02				674		
03				930		
04				930		
05				930		
06				931		
07				931		
08				931		
09				931		
10				932		
11				932		
12				-		
13				1,001		
14				1,001		
15				1,005		
16				1,005		
17				1,006		
18				1,006		
19				1,006		
20				946		
21				943		
22				943		
23				943		
24				938		
25				938		
26				972		
27				972		
28				972		
29				972		
30				972		
31				972		
32				972		
33				957		
34				356		
35				-		
36				-		
37				-		
Roof						
Total	-	-	-	31,606	969	-
OVERALL TOTAL	-	-	-	31,606	969	-
OVERALL BUILDING TOTAL	32,575					

EXISTING EUSTON TOWER USE CLASS NIA AREA SCHEDULE (ft²)

Schedule of Use Class Areas

Issue Date : 07-Dec-23

Base Date : 4Q2023

USE CLASS FLOOR AREAS

Level	CLASS E(g)				CLASS E	CLASS E/F
	Lobby	Lab Enabled Workspace	Accelerator Lab Workspace	Commercial Office		
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
B1	-	-	-	-	-	-
Total	-	-	-	-	-	-
00	-	-	-	3,100	10,430	-
01	-	-	-	15,860	-	-
02	-	-	-	7,256	-	-
03	-	-	-	10,006	-	-
04	-	-	-	10,006	-	-
05	-	-	-	10,006	-	-
06	-	-	-	10,017	-	-
07	-	-	-	10,017	-	-
08	-	-	-	10,017	-	-
09	-	-	-	10,017	-	-
10	-	-	-	10,034	-	-
11	-	-	-	10,034	-	-
12	-	-	-	-	-	-
13	-	-	-	10,779	-	-
14	-	-	-	10,779	-	-
15	-	-	-	10,817	-	-
16	-	-	-	10,818	-	-
17	-	-	-	10,823	-	-
18	-	-	-	10,827	-	-
19	-	-	-	10,827	-	-
20	-	-	-	10,178	-	-
21	-	-	-	10,154	-	-
22	-	-	-	10,145	-	-
23	-	-	-	10,146	-	-
24	-	-	-	10,095	-	-
25	-	-	-	10,097	-	-
26	-	-	-	10,463	-	-
27	-	-	-	10,461	-	-
28	-	-	-	10,458	-	-
29	-	-	-	10,459	-	-
30	-	-	-	10,458	-	-
31	-	-	-	10,458	-	-
Roof	-	-	-	-	-	-
Total	-	-	-	315,613	10,430	-
OVERALL TOTAL	-	-	-	315,613	10,430	-
OVERALL BUILDING TOTAL	326,043					

PROPOSED EUSTON TOWER USE CLASS GIA AREA SCHEDULE (m²)

Schedule of Use Class Areas

Issue Date : 07-Dec-23

Base Date : 4Q2023

USE CLASS FLOOR AREAS

Level	CLASS E(g)				CLASS E	CLASS E/F
	Lobby	Lab Enabled Workspace	Accelerator Lab Workspace	Commercial Office		
	m ²	m ²	m ²	m ²	m ²	m ²
B2	21	119	16	255	4	11
B1	259	1,463	196	3,147	51	136
Total	280	1,582	212	3,402	55	147
00	1,706				135	605
01	833				317	321
02	996				238	923
03			2,670			
04		2,588				
05		2,571				
06		2,553				
07		2,444				
08		2,430				
09		2,499				
10		2,481				
11		2,373				
12				2,357		
13				2,429		
14				2,412		
15				2,395		
16				2,379		
17				2,362		
18				2,346		
19				2,166		
20				2,154		
21				2,296		
22				2,279		
23				2,262		
24				2,246		
25				2,149		
26				2,136		
27				2,196		
28				2,180		
29				2,163		
30				1,979		
31	14	82	11	176	3	8
Roof						
Total	3,549	20,021	2,681	43,062	693	1,857
OVERALL TOTAL	3,830	21,603	2,893	46,464	748	2,003
OVERALL BUILDING TOTAL	77,542					

PROPOSED EUSTON TOWER USE CLASS GIA AREA SCHEDULE (ft²)

Schedule of Use Class Areas

Issue Date : 07-Dec-23

Base Date : 4Q2023

USE CLASS FLOOR AREAS

Level	CLASS E(g)				CLASS E	CLASS E/F
	Lobby	Lab Enabled Workspace	Accelerator Lab Workspace	Commercial Office		
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
B2	226	1,277	171	2,748	44	118
B1	2,792	15,750	2,109	33,874	545	1,461
Total	3,019	17,027	2,280	36,622	589	1,579
00	18,363	-	-	-	1,453	6,512
01	8,966	-	-	-	3,412	3,455
02	10,721	-	-	-	2,562	9,935
03	-	-	28,740	-	-	-
04	-	27,857	0	-	-	-
05	-	27,674	0	-	-	-
06	-	27,480	0	-	-	-
07	-	26,307	0	-	-	-
08	-	26,156	0	-	-	-
09	-	26,899	0	-	-	-
10	-	26,705	0	-	-	-
11	-	25,543	0	-	-	-
12	-	-	-	25,371	-	-
13	-	-	-	26,146	-	-
14	-	-	-	25,963	-	-
15	-	-	-	25,780	-	-
16	-	-	-	25,607	-	-
17	-	-	-	25,424	-	-
18	-	-	-	25,252	-	-
19	-	-	-	23,315	-	-
20	-	-	-	23,185	-	-
21	-	-	-	24,714	-	-
22	-	-	-	24,531	-	-
23	-	-	-	24,348	-	-
24	-	-	-	24,176	-	-
25	-	-	-	23,132	-	-
26	-	-	-	22,992	-	-
27	-	-	-	23,638	-	-
28	-	-	-	23,465	-	-
29	-	-	-	23,282	-	-
30	-	-	-	21,302	-	-
31	155	883	117	1,896	32	82
Roof	-	-	-	-	-	-
Total	38,205	215,504	28,857	463,516	7,459	19,985
OVERALL TOTAL	41,224	232,532	31,137	500,138	8,048	21,564
OVERALL BUILDING TOTAL	834,642					

PROPOSED EUSTON TOWER USE CLASS NIA AREA SCHEDULE (m²)

Schedule of Use Class Areas

Issue Date : 07-Dec-23

Base Date : 4Q2023

USE CLASS FLOOR AREAS

Level	CLASS E(g)				CLASS E	CLASS E/F
	Lobby	Lab Enabled Workspace	Accelerator Lab Workspace	Commercial Office		
	m ²	m ²	m ²	m ²	m ²	m ²
B2	-	-	-	-	-	-
B1	-	-	-	-	-	-
Total	-	-	-	-	-	-
00					119	528
01					277	228
02					189	785
03			1,990			
04		1,921				
05		1,895				
06		1,885				
07		1,778				
08		1,756				
09		1,831				
10		1,815				
11		1,616				
12				1,706		
13				1,855		
14				1,831		
15				1,822		
16				1,808		
17				1,783		
18				1,775		
19				1,573		
20				1,503		
21				1,673		
22				1,657		
23				1,744		
24				1,735		
25				1,640		
26				1,620		
27				1,686		
28				1,670		
29				1,627		
30				867		
31						
Roof						
Total	-	14,497	1,990	31,575	585	1,541
OVERALL TOTAL	-	14,497	1,990	31,575	585	1,541
OVERALL BUILDING TOTAL	50,188					

PROPOSED EUSTON TOWER USE CLASS NIA AREA SCHEDULE (ft²)

Schedule of Use Class Areas

Issue Date : 07-Dec-23

Base Date : 4Q2023

USE CLASS FLOOR AREAS

Level	CLASS E(g)				CLASS E	CLASS E/F
	Lobby	Lab Enabled Workspace	Accelerator Lab Workspace	Commercial Office		
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²
B2	-	-	-	-	-	-
B1	-	-	-	-	-	-
Total	-	-	-	-	-	-
00	-	-	-	-	1,281	5,683
01	-	-	-	-	2,982	2,454
02	-	-	-	-	2,034	8,450
03	-	-	21,420	-	-	-
04	-	20,677	-	-	-	-
05	-	20,398	-	-	-	-
06	-	20,290	-	-	-	-
07	-	19,138	-	-	-	-
08	-	18,901	-	-	-	-
09	-	19,709	-	-	-	-
10	-	19,536	-	-	-	-
11	-	17,394	-	-	-	-
12	-	-	-	18,363	-	-
13	-	-	-	19,967	-	-
14	-	-	-	19,709	-	-
15	-	-	-	19,612	-	-
16	-	-	-	19,461	-	-
17	-	-	-	19,192	-	-
18	-	-	-	19,106	-	-
19	-	-	-	16,932	-	-
20	-	-	-	16,178	-	-
21	-	-	-	18,008	-	-
22	-	-	-	17,836	-	-
23	-	-	-	18,772	-	-
24	-	-	-	18,675	-	-
25	-	-	-	17,653	-	-
26	-	-	-	17,438	-	-
27	-	-	-	18,148	-	-
28	-	-	-	17,976	-	-
29	-	-	-	17,513	-	-
30	-	-	-	9,332	-	-
31	-	-	-	-	-	-
Roof	-	-	-	-	-	-
Total	-	156,044	21,420	339,870	6,297	16,587
OVERALL TOTAL	-	156,044	21,420	339,870	6,297	16,587
OVERALL BUILDING TOTAL	540,219					