

Proposed Area Schedule

Project name: Flitcroft House
Project No.: 20224
Status: Information
Issue Date: 16.08.2024
Revision: J
Created By: PMB
Revision Notes: Issued for NMA.

Notes:

All areas proposed are approximate and indicative of the current state of design.
All areas have been rounded to the nearest metre.
Areas to be verified subject to a full building and site surveys to ensure accuracy.
All NIA, GIA and GEA areas have been calculated in accordance with the RICS/ISVA Code of Measuring Practice, 6th Edition.
Any decisions made based on these area calculations should allow for a +/-10% until a full building and site survey has been conducted, including but not limited to project viability, lease agreements and pre letting agreements.
Further allowance is required for:
- Future design development
- Sanitary provision
- Variation in construction methods and building tolerances.
- Structural and services engineer's advice.
- Statutory authorities approval and consents.
- Confirmation of ownership lines and easement boundary where applicable.

Site Area	0.1 ha
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Unit Size	GEA	GIA	NIA	NOA*	Efficiency
sqm	sqm	sqm	sqm	sqm	%
Note: NIA includes office space and cycle store. WCs not included in tenant demise.					
*NOA refers to net office area only, excluding any spaces not used specifically for office fitout.					

Basement					
Totals:	301.6	243.5	135.5	103.2	0.56
Office :			135.5	103.2	
Ground Floor					
Totals:	262.0	229.8	141.3	78.5	0.61
Office :			141.3	78.5	
First Floor					
Totals:	268.2	234.8	184.0	184.0	0.78
Office :			184.0	184.0	
Second Floor					
Totals:	268.7	236.0	187.7	187.7	0.80
Office :			187.7	187.7	
Third Floor					
Totals:	268.9	237.4	188.8	188.8	0.80
Office :			188.8	188.8	
Fourth Floor					
Totals:	268.8	245.5	197.2	197.2	0.80
Office :			197.2	197.2	
Fifth Floor					
Totals:	253.4	233.7	185.3	185.3	0.79
Office :			185.3	185.3	
Sixth Floor					
Totals:	220.5	204	155.6	155.6	0.76
Office :			155.6	155.6	

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Roof					
Roof Garden Amenity			86.8		
Plant Area			50.3		

Total Areas					
Office Areas		1864.7	1375.4	1280.3	
External Amenity Space			86.8		
Total Change from Existing		494.1	340.9	556.2	
Total Storeys			8		