



Existing Area Schedule

Date: 27/05/22
Project name: Flitcroft House
Project no.: 20024
Issue: Information
Revision: RevB

Site Area: 0,1 ha

Unit size	GEA	GIA	NIA	Efficiency %
sqm	sq.m	sq.m	sq.m	

Basement		1			
Basement Total:		294.9	213.3	150.3	N/A
Restaurant			182.5	150.3	

Ground Floor		1			
Ground Floor Total:		254.9	215.7	160.1	0.74
Restaurant				94.0	
Restaurant Kitchen				66.1	
Restaurant Total			177.1	160.1	
Office Reception			14.2		
Other (Secondary Stairwell)			24.4		

1F		1			
Office		268.2	235.9	181.3	0.77

2F		1			
Office		268.9	238	183.7	0.77

3F		1			
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	Unit size	GEA	GIA	NIA	Efficiency %
	sqm	sq.m	sq.m	sq.m	
Office		268.8	236.1	180.56	0.76

4F		1			
Office		261.6	231.6	178.5	0.77

Total Areas		GEA	GIA	NIA
Restaurant Use	Includes front of house, kitchen, back of house, facilities.		384.0	310.4
Office Area	Includes working space, back of house, facilities, reception.		955.8	738.26
Office Only	Includes working space only.		941.6	724.06
Total	Storeys		6	
	Area Total	1617.3	1370.6	1034.5

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 +/-5% 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
- Rights of Light consultant advice
- Statutory authorities approval and consents
- Confirmation of ownership lines and easement boundary where applicable