

Title: Area schedule - Building N3E, N4, N5  
 Project: O2 Finchley Road  
 Project No.: 22036  
 Client: Landsec  
 Date: 17.01.2025  
 Revision: 11  
 Purpose: Information  
 Drawings: 0  
 Stage: S73

Method: These areas have been calculated in accordance with the RICS Code of Measuring Practice, 8th Edition.

**This schedule has measured the following:**

GEA - The area of the building measured externally at each floor level/mid line of wall between use class  
 GIA - The area of the building measured to the internal face of the perimeter walls at each floor level/use class  
 NSA - The GIA of a dwelling measured to the internal face of its demise walls.  
 Retail Planning GIA - The area of commercial areas measured to the internal face of the perimeter walls, without splitting demise walls through their centre

Measured to the face of the plaster or inside face of plasterboard to the external and demise walls. This has been measured to the face of all building elements which cannot be removed by the occupier without compromising the use of any dwellings above/below. This therefore excludes all boxing out to vertical internal SVPs and RWPs, and excludes the area of structural walls where they extend out from demise or external walls.

**Units:** All areas are shown in square metres unless otherwise stated

**Tolerance:** No tolerance has been allowed for within these calculations. An allowance should be made for construction tolerances when planning any financial or other property development purpose or strategy.

The building design incorporates wall thicknesses that were provided to the team. These have not been checked technically or for compliance with performance and buildability requirements. These thicknesses could increase/decrease when environmental and acoustic issues are considered in more detail.

**Units:** Areas have been measured in square meters (to one decimal place) and imperial figures calculated at 1sqm = 10.764 square feet.

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- (i) Construction methods and building tolerances.
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- (iii) Co-ordination of the design with M&E, Structural, Fire engineering and other design consultants.

**RESIDENTIAL TOTAL (Area in m<sup>2</sup>)**

	Studio	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	NIA	GIA	GEA	GIA / NIA
<b>TOTAL</b>	3111.5	8268.2	9111.3	12086.5	0	9340	1243.5	43161	56476.80	62230.86	76%
UNITS	77	163	131	166	0	102	12	651	1750		
<b>MARKET RENT</b>											
NIA	3111.5	6091.3	7006.7	7811.1	0	2601.2	1019	27640.8	36169.55	39489.03	76%
UNITS	77	120	99	107	0	26	10	439	1079		
<b>LOW COST RENT</b>											
NIA	0	202	1624	1506	0	5704	225	9036.1	12173.40	13827.88	74%
UNITS	0	4	25	20	0	64	2	115	407		
<b>INTERMEDIATE RENT</b>											
NIA	0	1975	481	2770	0	1034	0	6259.6	8133.85	8913.95	77%
UNITS	0	39	7	39	0	12	0	97	264		

**NON RESIDENTIAL TOTAL (Area in m<sup>2</sup>)**

		GIA	GEA
<b>TOTAL</b>		7905.11	8305.05
<b>RESIDENTIAL ACCESS</b>	Hallways, Staircases, Lifts providing access to commercial floors	1613.81	1666.82
<b>RESIDENTIAL AMENITY</b>	Amenity space exc. BOH.	849.19	866.51
<b>AMENITY BOH</b>	BOH spaces, including parcel room, move in / out store and staff welfare	145.82	152.23
<b>COMMERCIAL</b>	Class E	1510.12	1666.57
<b>COMMUNITY</b>	Class F	314.04	358.29
<b>BIKE STORAGE</b>	Internal bike stores	1119.47	1167.59
<b>REFUSE STORAGE</b>	Internal refuse stores	728.07	748.50
<b>PLANT ROOMS</b>	Internal plant rooms	747.86	785.84
<b>CAR PARK</b>		876.73	892.70

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Retail Planning GIA - The area of commercial areas measured to the internal face of the perimeter walls, without splitting demise walls through their centre

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**Tolerance:** No tolerance has been allowed for within these calculations. An allowance should be made for construction tolerances when planning any financial or other property development purpose or strategy.

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**N3E - RESIDENTIAL TOTAL (Area in m<sup>2</sup>)**

	Studio	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	NIA	GIA	GEA	NIA / GIA
<b>TOTAL</b>	498	1546	65	1829	0	0	1019	<b>4967</b>	<b>6352.69</b>	<b>6976.94</b>	<b>78%</b>
UNITS	12	30	1	23	0	0	10				
<b>MARKET RENT</b>											
NIA	498	1546	65	1829	0	0	1019	<b>4966.9</b>	<b>6352.6</b>	<b>6976.9</b>	<b>78%</b>
UNITS	12	30	1	23	0	0	10				
<b>LOW COST RENT</b>											
NIA	0	0	0	0	0	0	0	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>
UNITS	0	0	0	0	0	0	0				
<b>INTERMEDIATE RENT</b>											
NIA	0	0	0	0	0	0	0	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0%</b>
UNITS	0	0	0	0	0	0	0				

**N3E - NON RESIDENTIAL TOTAL (Area in m<sup>2</sup>)**

		GIA	GEA
<b>TOTAL</b>		949.81	1059.75
<b>RESIDENTIAL ACCESS</b>	Hallways, Staircases, Lifts providing access to commercial floors	290.55	303.34
<b>RESIDENTIAL AMENITY</b>	Amenity space exc. BOH.	0.00	0.00
<b>AMENITY BOH</b>	BOH spaces, including parcel room and staff welfare	0.00	0.00
<b>COMMERCIAL</b>	Class E	276.38	304.37
<b>COMMUNITY</b>	Class F	0.00	0.00
<b>BIKE STORAGE</b>	Internal bike stores	177.19	208.68
<b>REFUSE STORAGE</b>	Internal refuse stores	73.99	84.27
<b>PLANT ROOMS</b>	Internal plant rooms	131.70	159.09
<b>CAR PARK</b>		0.00	0.00

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**N3E - RESIDENTIAL FLOOR BY FLOOR SUMMARY (Area in m²)**

FLOOR	NUMBER	TYPE	BEDROOMS	OCCUPANCY	HABITABLE ROOMS	UNIT AREA M2	MINIMUM UNIT AREA M2	ENSUITE	TENURE	ACCESSIBILITY	PRIVATE EXTERNAL AMENITY AREA (*INDICATES TERRACE)	TOTAL NIA	TOTAL GIA	NIA/GIA	TOTAL GEA
<b>Basement</b>	0	0	0	0	0	0	0	0	0	0	0	<b>0.00</b>	<b>0.00</b>	<b>0%</b>	
<b>Level 00</b>	0	0	0	0	0	0	0	0	0	0	0	<b>0.00</b>	<b>0.00</b>	<b>0%</b>	
<b>Level 01</b>															
Level 01	N3E-01-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0	<b>459.20</b>	<b>587.00</b>	<b>78%</b>	
Level 01	N3E-01-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0				
Level 01	N3E-01-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 01	N3E-01-4	1B 2P	1	2	2	50.30	50	0	Market Rent	0	0				
Level 01	N3E-01-5	1B 2P	1	2	2	50.30	50	0	Market Rent	0	0				
Level 01	N3E-01-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 01	N3E-01-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0				
<b>Level 02</b>															
Level 02	N3E-02-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>	
Level 02	N3E-02-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0				
Level 02	N3E-02-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 02	N3E-02-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 02	N3E-02-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 02	N3E-02-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 02	N3E-02-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0				
<b>Level 03</b>															
Level 03	N3E-03-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>	
Level 03	N3E-03-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0				
Level 03	N3E-03-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 03	N3E-03-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 03	N3E-03-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 03	N3E-03-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 03	N3E-03-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0				
<b>Level 04</b>															
Level 04	N3E-04-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>	
Level 04	N3E-04-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0				
Level 04	N3E-04-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 04	N3E-04-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 04	N3E-04-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 04	N3E-04-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 04	N3E-04-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0				
<b>Level 05</b>															
Level 05	N3E-05-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>	
Level 05	N3E-05-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0				
Level 05	N3E-05-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 05	N3E-05-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 05	N3E-05-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 05	N3E-05-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 05	N3E-05-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0				
<b>Level 06</b>															
Level 06	N3E-06-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>	
Level 06	N3E-06-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0				
Level 06	N3E-06-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 06	N3E-06-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 06	N3E-06-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 06	N3E-06-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 06	N3E-06-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0				
<b>Level 07</b>															
Level 07	N3E-07-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>	
Level 07	N3E-07-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0				
Level 07	N3E-07-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 07	N3E-07-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 07	N3E-07-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 07	N3E-07-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0				
Level 07	N3E-07-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0				

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<b>Level 08</b>														
Level 08	N3E-08-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0			
Level 08	N3E-08-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0			
Level 08	N3E-08-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0			
Level 08	N3E-08-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0			
Level 08	N3E-08-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>
Level 08	N3E-08-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0			
Level 08	N3E-08-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0			
<b>Level 09</b>														
Level 09	N3E-09-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0			
Level 09	N3E-09-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0			
Level 09	N3E-09-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0			
Level 09	N3E-09-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0			
Level 09	N3E-09-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>
Level 09	N3E-09-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0			
Level 09	N3E-09-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0			
<b>Level 10</b>														
Level 10	N3E-03-1	Studio	0	1	1	41.60	39	0	Market Rent	0	0			
Level 10	N3E-03-2	1B 2P	1	2	2	53.30	50	0	Market Rent	0	0			
Level 10	N3E-03-3	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0			
Level 10	N3E-03-4	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0	<b>460.00</b>	<b>587.00</b>	<b>78%</b>
Level 10	N3E-03-5	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0			
Level 10	N3E-03-6	2B 4P	2	4	3	80.90	70	0	Market Rent	0	0			
Level 10	N3E-03-7	3B 6P	3	6	4	101.90	95	0	Market Rent	0	0			
<b>Level 11</b>														
Level 11	N3E-11-1	2B 3P	2	3	3	64.50	61	0	Market Rent	0	0			
Level 11	N3E-11-2	2B 4P	2	4	3	70.00	70	0	Market Rent	0	0			
Level 11	N3E-11-3	Studio	0	1	1	41.60	39	0	Market Rent	0	0			
Level 11	N3E-11-4	Studio	0	1	1	40.80	39	0	Market Rent	0	0	<b>357.70</b>	<b>482.59</b>	<b>74%</b>
Level 11	N3E-11-5	2B 4P	2	4	3	69.50	70	0	Market Rent	0	0			
Level 11	N3E-11-6	2B 4P	2	4	3	71.30	70	0	Market Rent	0	0			

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**N4 - RESIDENTIAL TOTAL (Area in m<sup>2</sup>)**

	Studio	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	NIA	GIA	GEA	NIA / GIA
<b>TOTAL</b>	0	2177	2105	4275	0	6739	225	15620	20307.3	22741.8	76%
UNITS	0	43	32	59	0	76	2	212	663		
<b>MARKET RENT</b>								0	0.0	0.00	0%
NIA	0	0	0	0	0	0	0	0	0	0	
UNITS	0	0	0	0	0	0	0	0	0	0	
<b>LOW COST RENT</b>								9260.6	12173.4	13827.88	76%
NIA	0	202	1624	1506	0	5704	225	115	399		
UNITS	0	4	25	20	0	64	2	399			
<b>INTERMEDIATE RENT</b>								6259.6	8133.9	8913.95	77%
NIA	0	1975	481	2770	0	1034	0	97	264		
UNITS	0	39	7	39	0	12	0	264			

**N4 - NON RESIDENTIAL TOTAL (Area in m<sup>2</sup>)**

23031.38

		GIA	GEA
<b>TOTAL</b>		2724.13	2867.50
<b>RESIDENTIAL ACCESS</b>	Hallways, Staircases, Lifts providing access to commercial floors	592.98	606.50
<b>RESIDENTIAL AMENITY</b>	Amenity space exc. BOH.	0.00	0.00
<b>AMENITY BOH</b>	BOH spaces, including parcel room and staff welfare	0.00	0.00
<b>COMMERCIAL</b>	Class E	442.61	499.26
<b>COMMUNITY</b>	Class F	314.04	358.29
<b>BIKE STORAGE</b>	Internal bike stores	379.67	379.67
<b>REFUSE STORAGE</b>	Internal refuse stores	302.79	307.99
<b>PLANT ROOMS</b>	Internal plant rooms	343.21	353.80
<b>CAR PARK</b>		348.83	361.99

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**N4 - RESIDENTIAL FLOOR BY FLOOR SUMMARY (Area in m²)**

FLOOR	NUMBER	TYPE	BEDROOMS	OCCUPANCY	HABITABLE ROOMS	UNIT AREA M2	MINIMUM UNIT AREA M2	ENSUITE	TENURE	ACCESSIBILITY	PRIVATE EXTERNAL AMENITY AREA (INDICATES TERRACE)	TOTAL NIA	TOTAL GIA	NIA/GIA	TOTAL GEA
<b>Basement</b>	0	0	0	0	0	0	0	0	0	0	0	<b>0.00</b>	<b>0.00</b>	<b>0%</b>	
<b>Level 00</b>															
Level 00	N4A-00-1	Duplex 3B 6P	3	6	4	36.5	102	0	Low Cost Rent	0	0				
Level 00	N4B-00-1	Duplex 3B 6P	3	6	4	30.4	102	0	Low Cost Rent	0	0				
Level 00	N4B-00-2	Duplex 2B 4P	2	4	3	43.8	79	0	Low Cost Rent	0	0				
Level 00	N4C-00-1	Duplex 2B 4P	2	4	3	39.4	79	0	Low Cost Rent	0	0				
Level 00	N4C-00-2	Duplex 3B 5P	3	5	4	44.1	93	0	Low Cost Rent	0	0	<b>194.20</b>	<b>210.52</b>	<b>92%</b>	
<b>Level 01</b>															
Level 01	N4A-00-1	Duplex 3B 6P	3	6	4	79.2	102	0	Low Cost Rent	0	0				
Level 01	N4A-01-1	2B 3P	2	3	3	69.30	61	0	Low Cost Rent	WCA	0				
Level 01	N4A-01-2	3B 5P	3	5	4	86.00	86	0	Low Cost Rent	0	0				
Level 01	N4A-01-3	2B 4P	2	4	3	71.30	70	0	Low Cost Rent	0	0				
Level 01	N4A-01-4	3B 5P	3	5	4	98.50	86	0	Low Cost Rent	WCA	0				
Level 01	N4B-00-1	Duplex 3B 6P	3	6	4	78.40	102	0	Low Cost Rent	0	0				
Level 01	N4B-00-2	Duplex 2B 4P	2	4	3	62.00	79	0	Low Cost Rent	0	0				
Level 01	N4B-01-1	3B 5P	3	5	4	86.60	86	0	Low Cost Rent	0	0				
Level 01	N4B-01-2	2B3P	2	0	3	66.80	61	0	Low Cost Rent	0	0				
Level 01	N4B-01-3	2B 4P	2	4	3	70.70	70	0	Low Cost Rent	0	0				
Level 01	N4C-00-1	Duplex 2B 4P	2	4	3	71.20	79	0	Low Cost Rent	0	0				
Level 01	N4C-00-2	Duplex 3B 5P	3	5	4	64.70	93	0	Low Cost Rent	0	0				
Level 01	N4C-01-1	3B 5P	3	5	4	89.60	86	0	Low Cost Rent	0	0				
Level 01	N4C-01-2	1B 2P	1	2	2	50.80	50	0	Low Cost Rent	0	0				
Level 01	N4C-01-3	2B 4P	2	4	3	72.30	70	0	Low Cost Rent	0	0				
Level 01	N4C-01-4	2B 3P	2	3	3	68.70	61	0	Low Cost Rent	WCA	0				
Level 01	N4C-01-7	3B 5P	3	5	4	86.50	86	0	Low Cost Rent	0	0	<b>1272.60</b>	<b>1713.07</b>	<b>74%</b>	
<b>Level 02</b>															
Level 02	N4A-02-1	2B 3P	2	3	3	69.3	61	0	Low Cost Rent	WCA	0				
Level 02	N4A-02-2	3B 5P	3	5	4	86.00	86	0	Low Cost Rent	0	0				
Level 02	N4A-02-3	2B 4P	2	4	3	71.30	70	0	Low Cost Rent	0	0				
Level 02	N4A-02-4	3B 5P	3	5	4	88.90	86	0	Low Cost Rent	0	0				
Level 02	N4A-02-5	3B 5P	3	5	4	98.50	86	0	Low Cost Rent	WCA	0				
Level 02	N4B-02-1	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0				
Level 02	N4B-02-2	2B 3P	2	3	3	62.20	61	0	Low Cost Rent	0	0				
Level 02	N4B-02-3	3B 5P	3	5	4	86.30	86	0	Low Cost Rent	0	0				
Level 02	N4B-02-4	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0				
Level 02	N4B-02-5	2B 3P	2	3	3	61.20	61	0	Low Cost Rent	0	0				
Level 02	N4C-02-1	1B 2P	1	2	2	50.20	50	0	Low Cost Rent	0	0				
Level 02	N4C-02-2	2B 4P	2	4	3	70.30	70	0	Low Cost Rent	0	0				
Level 02	N4C-02-3	2B 4P	2	4	3	70.40	70	0	Low Cost Rent	0	0				
Level 02	N4C-02-4	1B 2P	1	2	2	50.50	50	0	Low Cost Rent	0	0				
Level 02	N4C-02-5	1B 2P	1	2	2	50.80	50	0	Low Cost Rent	0	0				
Level 02	N4C-02-6	2B 4P	2	4	3	72.30	70	0	Low Cost Rent	0	0	<b>1316.20</b>	<b>1711.82</b>	<b>77%</b>	
Level 02	N4C-02-7	2B 3P	2	3	3	68.70	61	0	Low Cost Rent	WCA	0				
Level 02	N4C-02-8	3B 5P	3	5	4	86.50	86	0	Low Cost Rent	0	0				
<b>Level 03</b>															
Level 03	N4A-03-1	2B 3P	2	3	3	69.3	61	0	Low Cost Rent	WCA	0				
Level 03	N4A-03-2	3B 5P	3	5	4	86.00	86	0	Low Cost Rent	0	0				
Level 03	N4A-03-3	2B 4P	2	4	3	71.30	70	0	Low Cost Rent	0	0				
Level 03	N4A-03-4	3B 5P	3	5	4	88.90	86	0	Low Cost Rent	0	0				
Level 03	N4A-03-5	3B 5P	3	5	4	98.50	86	0	Low Cost Rent	WCA	0				
Level 03	N4B-03-1	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0				
Level 03	N4B-03-2	2B 3P	2	3	3	62.20	61	0	Low Cost Rent	0	0				
Level 03	N4B-03-3	3B 5P	3	5	4	86.30	86	0	Low Cost Rent	0	0				
Level 03	N4B-03-4	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0				
Level 03	N4B-03-5	2B 3P	2	3	3	61.20	61	0	Low Cost Rent	0	0				
Level 03	N4C-03-1	1B 2P	1	2	2	50.20	50	0	Intermediate Rent	0	0				
Level 03	N4C-03-2	2B 4P	2	4	3	70.30	70	0	Intermediate Rent	0	0				
Level 03	N4C-03-3	2B 4P	2	4	3	70.40	70	0	Intermediate Rent	0	0				
Level 03	N4C-03-4	1B 2P	1	2	2	50.50	50	0	Intermediate Rent	0	0				
Level 03	N4C-03-5	1B 2P	1	2	2	50.80	50	0	Intermediate Rent	0	0				
Level 03	N4C-03-6	2B 4P	2	4	3	72.30	70	0	Intermediate Rent	0	0	<b>1316.10</b>	<b>1711.82</b>	<b>77%</b>	
Level 03	N4C-03-7	2B 3P	2	3	3	68.70	61	0	Intermediate Rent	WCA	0				
Level 03	N4C-03-8	3B 5P	3	5	4	86.40	86	0	Intermediate Rent	0	0				

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Level 04												1316.20	1711.82	77%
Level 04	N4A-04-1	2B 3P	2	3	3	69.3	61	0	Low Cost Rent	WCA	0			
Level 04	N4A-04-2	3B 5P	3	5	4	86.00	86	0	Low Cost Rent	0	0			
Level 04	N4A-04-3	2B 4P	2	4	3	71.30	70	0	Low Cost Rent	0	0			
Level 04	N4A-04-4	3B 5P	3	5	4	88.90	86	0	Low Cost Rent	0	0			
Level 04	N4A-04-5	3B 5P	3	5	4	98.50	86	0	Low Cost Rent	WCA	0			
Level 04	N4B-04-1	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0			
Level 04	N4B-04-2	2B 3P	2	3	3	62.20	61	0	Low Cost Rent	0	0			
Level 04	N4B-04-3	3B 5P	3	5	4	86.30	86	0	Low Cost Rent	0	0			
Level 04	N4B-04-4	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0			
Level 04	N4B-04-5	2B 3P	2	3	3	61.20	61	0	Low Cost Rent	0	0			
Level 04	N4C-04-1	1B 2P	1	2	2	50.20	50	0	Intermediate Rent	0	0			
Level 04	N4C-04-2	2B 4P	2	4	3	70.30	70	0	Intermediate Rent	0	0			
Level 04	N4C-04-3	2B 4P	2	4	3	70.40	70	0	Intermediate Rent	0	0			
Level 04	N4C-04-4	1B 2P	1	2	2	50.50	50	0	Intermediate Rent	0	0			
Level 04	N4C-04-5	1B 2P	1	2	2	50.80	50	0	Intermediate Rent	0	0			
Level 04	N4C-04-6	2B 4P	2	4	3	72.30	70	0	Intermediate Rent	0	0			
Level 04	N4C-04-7	2B 3P	2	3	3	68.80	61	0	Intermediate Rent	WCA	0			
Level 04	N4C-04-8	3B 5P	3	5	4	86.40	86	0	Intermediate Rent	0	0			
Level 05												1316.10	1711.82	77%
Level 05	N4A-05-1	2B 3P	2	3	3	69.3	61	0	Low Cost Rent	WCA	0			
Level 05	N4A-05-2	3B 5P	3	5	4	86.00	86	0	Low Cost Rent	0	0			
Level 05	N4A-05-3	2B 4P	2	4	3	71.30	70	0	Low Cost Rent	0	0			
Level 05	N4A-05-4	3B 5P	3	5	4	88.90	86	0	Low Cost Rent	0	0			
Level 05	N4A-05-5	3B 5P	3	5	4	98.50	86	0	Low Cost Rent	WCA	0			
Level 05	N4B-05-1	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0			
Level 05	N4B-05-2	2B 3P	2	3	3	62.20	61	0	Low Cost Rent	0	0			
Level 05	N4B-05-3	3B 5P	3	5	4	86.30	86	0	Low Cost Rent	0	0			
Level 05	N4B-05-4	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0			
Level 05	N4B-05-5	2B 3P	2	3	3	61.20	61	0	Low Cost Rent	0	0			
Level 05	N4C-05-1	1B 2P	1	2	2	50.20	50	0	Intermediate Rent	0	0			
Level 05	N4C-05-2	2B 4P	2	4	3	70.30	70	0	Intermediate Rent	0	0			
Level 05	N4C-05-3	2B 4P	2	4	3	70.40	70	0	Intermediate Rent	0	0			
Level 05	N4C-05-4	1B 2P	1	2	2	50.50	50	0	Intermediate Rent	0	0			
Level 05	N4C-05-5	1B 2P	1	2	2	50.80	50	0	Intermediate Rent	0	0			
Level 05	N4C-05-6	2B 4P	2	4	3	72.30	70	0	Intermediate Rent	0	0			
Level 05	N4C-05-7	2B 3P	2	3	3	68.70	61	0	Intermediate Rent	WCA	0			
Level 05	N4C-05-8	3B 5P	3	5	4	86.40	86	0	Intermediate Rent	0	0			
Level 06												1316.10	1711.82	77%
Level 06	N4A-06-1	2B 3P	2	3	3	69.3	61	0	Low Cost Rent	WCA	0			
Level 06	N4A-06-2	3B 5P	3	5	4	86.00	86	0	Low Cost Rent	0	0			
Level 06	N4A-06-3	2B 4P	2	4	3	71.30	70	0	Low Cost Rent	0	0			
Level 06	N4A-06-4	3B 5P	3	5	4	88.90	86	0	Low Cost Rent	0	0			
Level 06	N4A-06-5	3B 5P	3	5	4	98.50	86	0	Low Cost Rent	WCA	0			
Level 06	N4B-06-1	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0			
Level 06	N4B-06-2	2B 3P	2	3	3	62.20	61	0	Low Cost Rent	0	0			
Level 06	N4B-06-3	3B 5P	3	5	4	86.30	86	0	Low Cost Rent	0	0			
Level 06	N4B-06-4	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0			
Level 06	N4B-06-5	2B 3P	2	3	3	61.20	61	0	Low Cost Rent	0	0			
Level 06	N4C-06-1	1B 2P	1	2	2	50.20	50	0	Intermediate Rent	0	0			
Level 06	N4C-06-2	2B 4P	2	4	3	70.30	70	0	Intermediate Rent	0	0			
Level 06	N4C-06-3	2B 4P	2	4	3	70.40	70	0	Intermediate Rent	0	0			
Level 06	N4C-06-4	1B 2P	1	2	2	50.50	50	0	Intermediate Rent	0	0			
Level 06	N4C-06-5	1B 2P	1	2	2	50.80	50	0	Intermediate Rent	0	0			
Level 06	N4C-06-6	2B 4P	2	4	3	72.30	70	0	Intermediate Rent	0	0			
Level 06	N4C-06-7	2B 3P	2	3	3	68.70	61	0	Intermediate Rent	WCA	0			
Level 06	N4C-06-8	3B 5P	3	5	4	86.40	86	0	Intermediate Rent	0	0			

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Level	Room	Area	Count	Rate	Value	Category	Notes	Subtotal	Percentage		
<b>Level 07</b>											
Level 07	N4A-07-1	2B 3P	2	3	3	69.3	61	0	Low Cost Rent	WCA	0
Level 07	N4A-07-2	3B 5P	3	5	4	86.00	86	0	Low Cost Rent	0	0
Level 07	N4A-07-3	2B 4P	2	4	3	71.30	70	0	Low Cost Rent	0	0
Level 07	N4A-07-4	3B 5P	3	5	4	88.90	86	0	Low Cost Rent	0	0
Level 07	N4A-07-5	3B 5P	3	5	4	98.50	86	0	Low Cost Rent	WCA	0
Level 07	N4B-07-1	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0
Level 07	N4B-07-2	2B 3P	2	3	3	62.20	61	0	Low Cost Rent	0	0
Level 07	N4B-07-3	3B 5P	3	5	4	86.30	86	0	Low Cost Rent	0	0
Level 07	N4B-07-4	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0
Level 07	N4B-07-5	2B 3P	2	3	3	61.20	61	0	Low Cost Rent	0	0
Level 07	N4C-07-1	1B 2P	1	2	2	50.20	50	0	Intermediate Rent	0	0
Level 07	N4C-07-2	2B 4P	2	4	3	70.30	70	0	Intermediate Rent	0	0
Level 07	N4C-07-3	2B 4P	2	4	3	70.40	70	0	Intermediate Rent	0	0
Level 07	N4C-07-4	1B 2P	1	2	2	50.50	50	0	Intermediate Rent	0	0
Level 07	N4C-07-5	1B 2P	1	2	2	50.80	50	0	Intermediate Rent	0	0
Level 07	N4C-07-6	2B 4P	2	4	3	72.30	70	0	Intermediate Rent	0	0
Level 07	N4C-07-7	2B 3P	2	3	3	68.70	61	0	Intermediate Rent	WCA	0
Level 07	N4C-07-8	3B 5P	3	5	4	86.40	86	0	Intermediate Rent	0	0
									<b>1316.10</b>	<b>1711.82</b>	<b>77%</b>
<b>Level 08</b>											
Level 08	N4A-08-1	2B 3P	2	3	3	69.3	61	0	Low Cost Rent	WCA	0
Level 08	N4A-08-2	3B 5P	3	5	4	86.00	86	0	Low Cost Rent	0	0
Level 08	N4A-08-3	2B 4P	2	4	3	71.30	70	0	Low Cost Rent	0	0
Level 08	N4A-08-4	3B 5P	3	5	4	88.90	86	0	Low Cost Rent	0	0
Level 08	N4A-08-5	3B 5P	3	5	4	98.50	86	0	Low Cost Rent	WCA	0
Level 08	N4B-08-1	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0
Level 08	N4B-08-2	2B 3P	2	3	3	62.20	61	0	Low Cost Rent	0	0
Level 08	N4B-08-3	3B 5P	3	5	4	86.30	86	0	Low Cost Rent	0	0
Level 08	N4B-08-4	3B 5P	3	5	4	86.40	86	0	Low Cost Rent	0	0
Level 08	N4B-08-5	2B 3P	2	3	3	61.20	61	0	Low Cost Rent	0	0
Level 08	N4C-08-1	1B 2P	1	2	2	50.20	50	0	Intermediate Rent	0	0
Level 08	N4C-08-2	2B 4P	2	4	3	70.30	70	0	Intermediate Rent	0	0
Level 08	N4C-08-3	2B 4P	2	4	3	70.40	70	0	Intermediate Rent	0	0
Level 08	N4C-08-4	1B 2P	1	2	2	50.50	50	0	Intermediate Rent	0	0
Level 08	N4C-08-5	1B 2P	1	2	2	50.80	50	0	Intermediate Rent	0	0
Level 08	N4C-08-6	2B 4P	2	4	3	72.30	70	0	Intermediate Rent	0	0
Level 08	N4C-08-7	2B 3P	2	3	3	68.70	61	0	Intermediate Rent	WCA	0
Level 08	N4C-08-8	3B 5P	3	5	4	86.40	86	0	Intermediate Rent	0	0
									<b>1316.10</b>	<b>1711.82</b>	<b>77%</b>
<b>Level 09</b>											
Level 09	N4A-09-1	3B 5P	3	5	4	86.3	86	0	Low Cost Rent	0	0
Level 09	N4A-09-2	3B 5P	3	5	4	86	86	0	Low Cost Rent	0	0
Level 09	N4A-09-3	3B 5P	3	5	4	94.7	86	0	Low Cost Rent	0	0
Level 09	N4A-09-4	2B 4P	2	4	3	72.6	70	0	Low Cost Rent	0	0
Level 09	N4C-09-1	1B 2P	1	2	2	50.2	50	0	Intermediate Rent	0	0
Level 09	N4C-09-2	2B 4P	2	4	3	70.3	70	0	Intermediate Rent	0	0
Level 09	N4C-09-3	2B 4P	2	4	3	70.4	70	0	Intermediate Rent	0	0
Level 09	N4C-09-4	1B 2P	1	2	2	50.5	50	0	Intermediate Rent	0	0
Level 09	N4C-09-5	1B 2P	1	2	2	50.8	50	0	Intermediate Rent	0	0
Level 09	N4C-09-6	2B 4P	2	4	3	72.3	70	0	Intermediate Rent	0	0
Level 09	N4C-09-7	2B 3P	2	3	3	68.7	61	0	Intermediate Rent	WCA	0
									<b>772.80</b>	<b>1044.86</b>	<b>74%</b>
<b>Level 10</b>											
Level 10	N4A-10-1	3B 5P	3	5	4	86	86	0	Low Cost Rent	0	0
Level 10	N4A-10-2	3B 5P	3	5	4	86	86	0	Low Cost Rent	0	0
Level 10	N4A-10-3	3B 5P	3	5	4	94.7	86	0	Low Cost Rent	0	0
Level 10	N4A-10-4	2B 4P	2	4	3	72.6	70	0	Low Cost Rent	0	0
Level 10	N4C-10-1	1B 2P	1	2	2	50.3	50	0	Intermediate Rent	0	0
Level 10	N4C-10-2	2B 4P	2	4	3	70.8	70	0	Intermediate Rent	0	0
Level 10	N4C-10-3	2B 4P	2	4	3	70.8	70	0	Intermediate Rent	0	0
Level 10	N4C-10-4	1B 2P	1	2	2	50.5	50	0	Intermediate Rent	0	0
Level 10	N4C-10-5	1B 2P	1	2	2	50.8	50	0	Intermediate Rent	0	0
Level 10	N4C-10-6	2B 4P	2	4	3	72.5	70	0	Intermediate Rent	0	0
Level 10	N4C-10-7	3B 5P	3	5	4	86	86	0	Intermediate Rent	0	0
									<b>791.00</b>	<b>1044.86</b>	<b>76%</b>



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Level 11														
Level 11	N4A-11-1	3B 5P	3	5	4	86.3	86	0	Low Cost Rent	0	0			
Level 11	N4A-11-2	3B 5P	3	5	4	86	86	0	Low Cost Rent	0	0			
Level 11	N4A-11-3	3B 5P	3	5	4	94.6	86	0	Low Cost Rent	0	0			
Level 11	N4A-11-4	2B 4P	2	4	3	72.6	70	0	Low Cost Rent	0	0			
Level 11	N4C-11-1	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 11	N4C-11-2	2B 4P	2	4	3	69.5	70	0	Intermediate Rent	0	0			
Level 11	N4C-11-3	2B 4P	2	4	3	70.9	70	0	Intermediate Rent	0	0			
Level 11	N4C-11-4	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 11	N4C-11-5	1B 2P	1	2	2	51.3	50	0	Intermediate Rent	0	0			
Level 11	N4C-11-6	2B 4P	2	4	3	72.5	70	0	Intermediate Rent	0	0	<b>790.90</b>	<b>1044.86</b>	<b>76%</b>
Level 11	N4C-11-7	3B 5P	3	5	4	86	86	0	Intermediate Rent	0	0			
Level 12														
Level 12	N4A-12-1	3B 5P	3	5	4	86.3	86	0	Low Cost Rent	0	0			
Level 12	N4A-12-2	3B 5P	3	5	4	86	86	0	Low Cost Rent	0	0			
Level 12	N4A-12-3	3B 5P	3	5	4	94.6	86	0	Low Cost Rent	0	0			
Level 12	N4A-12-4	2B 4P	2	4	3	72.6	70	0	Low Cost Rent	0	0			
Level 12	N4C-12-1	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 12	N4C-12-2	2B 4P	2	4	3	69.5	70	0	Intermediate Rent	0	0			
Level 12	N4C-12-3	2B 4P	2	4	3	70.9	70	0	Intermediate Rent	0	0			
Level 12	N4C-12-4	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 12	N4C-12-5	1B 2P	1	2	2	51.3	50	0	Intermediate Rent	0	0			
Level 12	N4C-12-6	2B 4P	2	4	3	72.5	70	0	Intermediate Rent	0	0	<b>790.90</b>	<b>1044.86</b>	<b>76%</b>
Level 12	N4C-12-7	3B 5P	3	5	4	86	86	0	Intermediate Rent	0	0			
Level 13														
Level 13	N4A-13-1	3B 5P	3	5	4	86.3	86	0	Low Cost Rent	0	0			
Level 13	N4A-13-2	3B 5P	3	5	4	86	86	0	Low Cost Rent	0	0			
Level 13	N4A-13-3	3B 5P	3	5	4	94.6	86	0	Low Cost Rent	0	0			
Level 13	N4A-13-4	2B 4P	2	4	3	72.6	70	0	Low Cost Rent	0	0			
Level 13	N4C-13-1	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 13	N4C-13-2	2B 4P	2	4	3	69.5	70	0	Intermediate Rent	0	0			
Level 13	N4C-13-3	2B 4P	2	4	3	70.9	70	0	Intermediate Rent	0	0			
Level 13	N4C-13-4	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 13	N4C-13-5	1B 2P	1	2	2	51.3	50	0	Intermediate Rent	0	0			
Level 13	N4C-13-6	2B 4P	2	4	3	72.5	70	0	Intermediate Rent	0	0	<b>790.90</b>	<b>1044.86</b>	<b>76%</b>
Level 13	N4C-13-7	3B 5P	3	5	4	86	86	0	Intermediate Rent	0	0			
Level 14														
Level 14	N4C-14-1	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 14	N4C-14-2	2B 4P	2	4	3	69.5	70	0	Intermediate Rent	0	0			
Level 14	N4C-14-3	2B 4P	2	4	3	70.9	70	0	Intermediate Rent	0	0			
Level 14	N4C-14-4	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 14	N4C-14-5	1B 2P	1	2	2	51.3	50	0	Intermediate Rent	0	0			
Level 14	N4C-14-6	2B 4P	2	4	3	72.5	70	0	Intermediate Rent	0	0			
Level 14	N4C-14-7	3B 5P	3	5	4	86	86	0	Intermediate Rent	0	0			
Level 14														
Level 14														
Level 14														
Level 14												<b>451.40</b>	<b>588.31</b>	<b>77%</b>
Level 15														
Level 15	N4C-15-1	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 15	N4C-15-2	2B 4P	2	4	3	69.5	70	0	Intermediate Rent	0	0			
Level 15	N4C-15-3	2B 4P	2	4	3	70.9	70	0	Intermediate Rent	0	0			
Level 15	N4C-15-4	1B 2P	1	2	2	50.6	50	0	Intermediate Rent	0	0			
Level 15	N4C-15-5	1B 2P	1	2	2	51.3	50	0	Intermediate Rent	0	0			
Level 15	N4C-15-6	2B 4P	2	4	3	72.5	70	0	Intermediate Rent	0	0			
Level 15	N4C-15-7	3B 5P	3	5	4	86	86	0	Intermediate Rent	0	0	<b>451.40</b>	<b>588.31</b>	<b>77%</b>

Title: Area schedule - Building N5  
Project: O2 Finchley Road  
Project No.: 22036  
Client: Landsec  
Date: 17.01.2025  
Revision: 11  
Purpose: Information  
Drawings: 0  
Stage: Section 73

Method These areas have been calculated in accordance with the RICS Code of Measuring Practice, 8th Edition.

**This schedule has measured the following:**

GEA - The area of the building measured externally at each floor level/mid line of wall between use class  
GIA - The area of the building measured to the internal face of the perimeter walls at each floor level/use class  
NSA - The GIA of a dwelling measured to the internal face of its demise walls.  
Retail Planning GIA - The area of commercial areas measured to the internal face of the perimeter walls, without splitting demise walls through their centre

Measured to the face of the plaster or inside face of plasterboard to the external and demise walls. This has been measured to the face of all building elements which cannot be removed by the occupier without compromising the use of any dwellings above/below. This therefore excludes all boxing out to vertical internal SVPs and RWPs, and excludes the area of structural walls where they extend out from demise or external walls.

Units: All areas are shown in square metres unless otherwise stated

Tolerance: No tolerance has been allowed for within these calculations. An allowance should be made for construction tolerances when planning any financial or other property development purpose or strategy.

The building design incorporates wall thicknesses that were provided to the team. These have not been checked technically or for compliance with performance and buildability requirements. These thicknesses could increase/decrease when environmental and acoustic issues are considered in more detail.

Units: Areas have been measured in square meters (to one decimal place) and imperial figures calculated at 1sqm = 10.764 square feet.

Reliance: The areas are approximate and relate to the likely areas of the final building based upon the current stage of the design. Any decisions to be made on the basis of these area predictions, whether as to project viability, pre-letting, lease agreements and the like, should make due allowance for the following:

- (i) Construction methods and building tolerances.
- (ii) Local Authority consents.
- (iii) Co-ordination of the design with M&E, Structural, Fire engineering and other design consultants.

**N5 - RESIDENTIAL TOTAL (Area in m²)**

	Studio	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	NIA	GIA	GEA	NIA / GIA
<b>TOTAL</b>	2613	4545	6942	5982	0	2601	0	22684	29817	32512	76%
UNITS	65	90	98	84	0	26	0	363	895		
<b>MARKET RENT</b>											
NIA	2613	4545	6942	5982	0	2601	0	22683.9	29817	32512.1	76%
UNITS	65	90	98	84	0	26	0	363	895		
<b>LOW COST RENT</b>											
NIA	0	0	0	0	0	0	0	0	0	0	0%
UNITS	0	0	0	0	0	0	0	0	0	0	
<b>INTERMEDIATE RENT</b>											
NIA	0	0	0	0	0	0	0	0	0	0	0%
UNITS	0	0	0	0	0	0	0	0	0	0	

**N5 - NON RESIDENTIAL TOTAL (Area in m²)**

	GIA	GEA
<b>TOTAL</b>	4231.17	4377.80
<b>RESIDENTIAL ACCESS</b>	730.28	756.98
<b>RESIDENTIAL AMENITY</b>	849.19	866.51
<b>AMENITY BOH</b>	145.82	152.23
<b>COMMERCIAL</b>	791.13	862.94
<b>COMMUNITY</b>	0.00	0.00
<b>BIKE STORAGE</b>	562.61	579.24
<b>REFUSE STORAGE</b>	351.29	356.24
<b>PLANT ROOMS</b>	272.95	272.95
<b>CAR PARK</b>	527.90	530.71

Title: Area schedule - Building N5  
Project: O2 Finchley Road  
Project No.: 22036  
Client: Landsec  
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Revision: 11  
Purpose: Information  
Drawings: 0  
Stage: Section 73

**N5 - RESIDENTIAL FLOOR BY FLOOR SUMMARY (Area in m²)**

FLOOR	NUMBER	TYPE	BEDROOMS	OCCUPANCY	HABITABLE ROOMS	UNIT AREA M2	MINIMUM UNIT AREA M2	ENSUITE	TENURE	ACCESSIBILITY	PRIVATE EXTERNAL AMENITY AREA (INDICATES TERRACE)	TOTAL NIA	TOTAL GIA	NIA/GIA	TOTAL GEA
<b>Basement</b>	0	0	0	0	0	0	0	0	0	0	0	<b>0.00</b>	<b>0.00</b>	<b>0%</b>	
<b>Level 00</b>															
Level 00	NSB-00-1	Duplex 2B 4P	2	4	3	45	79	0	Market Rent	0	0				
Level 00	NSB-00-2	Duplex 3B 5P	3	5	4	60.2	93	0	Market Rent	0	0				
Level 00	NSB-00-3	Duplex 3B 5P	3	5	4	60.2	93	0	Market Rent	0	0	<b>165.40</b>	<b>173.19</b>	<b>96%</b>	
<b>Level 01</b>															
Level 01	NSA-01-1	2B 3P	2	3	3	65.1	61	0	Market Rent	0	0				
Level 01	NSA-01-2	2B 3P	2	3	3	77.40	61	0	Market Rent	WCA	0				
Level 01	NSA-01-3	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0				
Level 01	NSA-01-4	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0				
Level 01	NSA-01-5	2B 4P	2	4	3	72.10	70	0	Market Rent	0	0				
Level 01	NSA-01-6	2B 4P	2	4	3	70.30	70	0	Market Rent	0	0				
Level 01	NSB-00-1	Duplex 2B 4P	2	4	3	60.20	79	0	Market Rent	0	0				
Level 01	NSB-00-2	Duplex 3B 5P	3	5	4	67.00	93	0	Market Rent	0	0				
Level 01	NSB-00-3	Duplex 3B 5P	3	5	4	67.00	93	0	Market Rent	0	0				
Level 01	NSB-01-1	2B 3P	2	3	3	64.10	61	0	Market Rent	0	0				
Level 01	NSB-01-2	1B 2P	1	2	2	50.90	50	0	Market Rent	0	0				
Level 01	NSB-01-3	2B 3P	2	3	3	64.10	61	0	Market Rent	0	0				
Level 01	NSC-01-1	Studio	0	1	1	39.10	39	0	Market Rent	0	0				
Level 01	NSC-01-2	Studio	0	1	1	39.10	39	0	Market Rent	0	0				
Level 01	NSC-01-3	1B 2P	1	2	2	50.10	50	0	Market Rent	0	0				
Level 01	NSC-01-4	2B 4P	2	4	3	70.20	70	0	Market Rent	0	0				
Level 01	NSC-01-5	2B 4P	2	4	3	70.30	70	0	Market Rent	0	0				
Level 01	NSC-01-6	1B 2P	1	2	2	50.30	50	0	Market Rent	0	0				
Level 01	NSC-01-7	2B 3P	2	3	3	77.90	61	0	Market Rent	WCA	0				
Level 01	NSC-01-8	2B 3P	2	3	3	65.80	61	0	Market Rent	0	0				
Level 01	NSD-01-1	2B 3P	2	3	3	70.90	61	0	Market Rent	0	0				
Level 01	NSD-01-2	Studio	0	1	1	39.70	39	0	Market Rent	0	0				
Level 01	NSD-01-3	2B 3P	2	3	3	68.00	61	0	Market Rent	0	0				
Level 01	NSD-01-4	2B 4P	2	4	3	70.40	70	0	Market Rent	0	0				
Level 01	NSD-01-5	Studio	0	1	1	44.30	39	0	Market Rent	0	0				
Level 01	NSD-01-6	1B 2P	1	2	2	50.50	50	0	Market Rent	0	0				
Level 01	NSD-01-7	2B 4P	2	4	3	70.80	70	0	Market Rent	0	0				
<b>Level 02</b>															
Level 02	NSA-02-1	2B 3P	3	5	4	65.1	86	0	Market Rent	0	0				
Level 02	NSA-02-2	2B 3P	2	3	3	77.40	61	0	Market Rent	0	0				
Level 02	NSA-02-3	1B 2P	2	3	3	50.80	61	0	Market Rent	WCA	0				
Level 02	NSA-02-4	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0				
Level 02	NSA-02-5	2B 4P	1	2	2	72.10	50	0	Market Rent	0	0				
Level 02	NSA-02-6	2B 4P	2	4	3	70.30	70	0	Market Rent	0	0				
Level 02	NSA-02-7	Studio	2	4	3	39.70	70	0	Market Rent	0	0				
Level 02	NSA-02-8	3B 5P	0	1	1	97.40	39	0	Market Rent	0	0				
Level 02	NSB-02-1	2B 3P	1	2	2	64.10	50	0	Market Rent	0	0				
Level 02	NSB-02-2	Studio	2	3	3	39.80	61	0	Market Rent	0	0				
Level 02	NSB-02-3	2B 3P	0	1	1	67.30	39	0	Market Rent	0	0				
Level 02	NSB-02-4	1B 2P	2	3	3	50.40	61	0	Market Rent	0	0				
Level 02	NSB-02-5	2B 3P	2	3	3	67.30	61	0	Market Rent	0	0				
Level 02	NSB-02-6	Studio	0	1	1	39.80	39	0	Market Rent	0	0				
Level 02	NSB-02-7	2B 3P	2	3	3	64.10	61	0	Market Rent	0	0				
Level 02	NSC-02-1	Studio	2	4	3	39.10	70	0	Market Rent	0	0				
Level 02	NSC-02-2	Studio	1	2	2	39.10	50	0	Market Rent	0	0				
Level 02	NSC-02-3	1B 2P	2	3	3	50.00	61	0	Market Rent	WCA	0				
Level 02	NSC-02-4	2B 4P	2	3	3	70.20	61	0	Market Rent	0	0				
Level 02	NSC-02-5	2B 4P	3	5	4	70.30	86	0	Market Rent	0	0				
Level 02	NSC-02-6	1B 2P	0	1	1	50.70	39	0	Market Rent	0	0				
Level 02	NSC-02-7	2B 3P	0	1	1	77.40	39	0	Market Rent	0	0				
Level 02	NSC-02-8	2B 3P	1	2	2	65.00	50	0	Market Rent	0	0				
Level 02	NSC-02-9	3B 5P	2	4	3	97.30	70	0	Market Rent	0	0				
Level 02	NSD-02-1	1B 2P	2	4	3	50.00	70	0	Market Rent	0	0				
Level 02	NSD-02-2	1B 2P	0	1	1	50.10	39	0	Market Rent	0	0				
Level 02	NSD-02-3	3B 5P	1	2	2	98.40	50	0	Market Rent	0	0				
Level 02	NSD-02-4	2B 4P	2	4	3	70.40	70	0	Market Rent	0	0				
Level 02	NSD-02-5	Studio	1	2	2	44.30	50	0	Market Rent	0	0				
Level 02	NSD-02-6	1B 2P	1	2	2	50.50	50	0	Market Rent	0	0				
Level 02	NSD-02-7	2B 4P	3	5	4	70.80	86	0	Market Rent	0	0				
<b>Level 03</b>															
Level 03	NSA-03-1	2B 3P	2	3	3	65.1	61	0	Market Rent	0	0				
Level 03	NSA-03-2	2B 3P	2	3	3	77.40	61	0	Market Rent	WCA	0				
Level 03	NSA-03-3	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0				
Level 03	NSA-03-4	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0				
Level 03	NSA-03-5	2B 4P	2	4	3	72.10	70	0	Market Rent	0	0				
Level 03	NSA-03-6	2B 4P	2	4	3	70.30	70	0	Market Rent	0	0				
Level 03	NSA-03-7	Studio	0	1	1	39.70	39	0	Market Rent	0	0				
Level 03	NSA-03-8	3B 5P	3	5	4	97.40	86	0	Market Rent	0	0				
Level 03	NSB-03-1	2B 3P	2	3	3	64.10	61	0	Market Rent	0	0				
Level 03	NSB-03-2	Studio	0	1	1	39.80	39	0	Market Rent	0	0				
Level 03	NSB-03-3	2B 3P	2	3	3	67.30	61	0	Market Rent	0	0				
Level 03	NSB-03-4	1B 2P	1	2	2	50.40	50	0	Market Rent	0	0				
Level 03	NSB-03-5	2B 3P	2	3	3	67.30	61	0	Market Rent	0	0				
Level 03	NSB-03-6	Studio	0	1	1	39.80	39	0	Market Rent	0	0				
Level 03	NSB-03-7	2B 3P	2	3	3	64.10	61	0	Market Rent	0	0				
Level 03	NSC-03-1	Studio	0	1	1	39.10	39	0	Market Rent	0	0				
Level 03	NSC-03-2	Studio	0	1	1	39.10	39	0	Market Rent	0	0				
Level 03	NSC-03-3	1B 2P	1	2	2	50.00	50	0	Market Rent	0	0				
Level 03	NSC-03-4	2B 4P	2	4	3	70.20	70	0	Market Rent	0	0				
Level 03	NSC-03-5	2B 4P	2	4	3	70.30	70	0	Market Rent	0	0				
Level 03	NSC-03-6	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0				
Level 03	NSC-03-7	2B 3P	2	3	3	77.40	61	0	Market Rent	WCA	0				
Level 03	NSC-03-8	2B 3P	2	3	3	65.00	61	0	Market Rent	0	0				
Level 03	NSC-03-9	3B 5P	3	5	4	97.30	86	0	Market Rent	0	0				
Level 03	NSD-02-1	1B 2P	1	2	2	50.00	50	0	Market Rent	0	0				
Level 03	NSD-02-2	1B 2P	1	2	2	50.10	50	0	Market Rent	0	0				
Level 03	NSD-02-3	3B 5P	3	5	4	98.40	8								

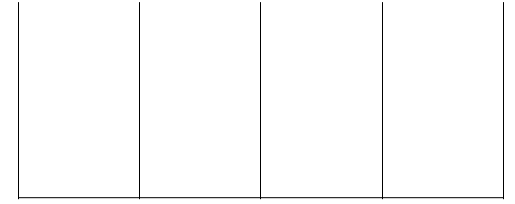
Title: Area schedule - Building N5  
Project: O2 Finchley Road  
Project No.: 22036  
Client: Landsec  
Date: 17.01.2025  
Revision: 11  
Purpose: Information  
Drawings: 0  
Stage: Section 73

Level	Room	Area	Count	Rate	Value	Rate	Value	Market Rent	WCA	0	0			
<b>Level 04</b>														
Level 04	NSA-04-1	2B 3P	2	3	3	65.1	61	Market Rent	0	0				
Level 04	NSA-04-2	2B 3P	2	3	3	77.40	61	Market Rent	WCA	0				
Level 04	NSA-04-3	1B 2P	1	2	2	50.80	50	Market Rent	0	0				
Level 04	NSA-04-4	1B 2P	1	2	2	50.80	50	Market Rent	0	0				
Level 04	NSA-04-5	2B 4P	2	4	3	72.10	70	Market Rent	0	0				
Level 04	NSA-04-6	2B 4P	2	4	3	70.30	70	Market Rent	0	0				
Level 04	NSA-04-7	Studio	0	1	1	39.70	39	Market Rent	0	0				
Level 04	NSA-04-8	3B 5P	3	5	4	97.40	86	Market Rent	0	0				
Level 04	NSB-04-1	2B 3P	2	3	3	64.50	61	Market Rent	0	0				
Level 04	NSB-04-2	Studio	0	1	1	39.80	39	Market Rent	0	0				
Level 04	NSB-04-3	2B 3P	2	3	3	67.30	61	Market Rent	0	0				
Level 04	NSB-04-4	1B 2P	1	2	2	50.40	50	Market Rent	0	0				
Level 04	NSB-04-5	2B 3P	2	3	3	67.30	61	Market Rent	0	0				
Level 04	NSB-04-6	Studio	0	1	1	39.80	39	Market Rent	0	0				
Level 04	NSB-04-7	2B 3P	2	3	3	64.70	61	Market Rent	0	0				
Level 04	NSC-04-1	Studio	0	1	1	39.10	39	Market Rent	0	0	1911.00	2488.87	77%	
Level 04	NSC-04-2	Studio	0	1	1	39.10	39	Market Rent	0	0				
Level 04	NSC-04-3	1B 2P	1	2	2	50.00	50	Market Rent	0	0				
Level 04	NSC-04-4	2B 4P	2	4	3	70.20	70	Market Rent	0	0				
Level 04	NSC-04-5	2B 4P	2	4	3	70.30	70	Market Rent	0	0				
Level 04	NSC-04-6	1B 2P	1	2	2	50.70	50	Market Rent	0	0				
Level 04	NSC-04-7	2B 3P	2	3	3	77.40	61	Market Rent	WCA	0				
Level 04	NSC-04-8	2B 3P	2	3	3	65.00	61	Market Rent	0	0				
Level 04	NSC-04-9	3B 5P	3	5	4	97.30	86	Market Rent	0	0				
Level 04	NSD-04-1	1B 2P	1	2	2	50.00	50	Market Rent	0	0				
Level 04	NSD-04-2	1B 2P	1	2	2	50.10	50	Market Rent	0	0				
Level 04	NSD-04-3	3B 5P	3	5	4	98.40	86	Market Rent	0	0				
Level 04	NSD-04-4	2B 4P	2	4	3	70.40	70	Market Rent	0	0				
Level 04	NSD-04-5	Studio	0	1	1	44.30	39	Market Rent	0	0				
Level 04	NSD-04-6	1B 2P	1	2	2	50.50	50	Market Rent	0	0				
Level 04	NSD-04-7	2B 4P	2	4	3	70.80	70	Market Rent	0	0				
<b>Level 05</b>														
Level 05	NSA-05-1	2B 3P	2	3	3	65.1	61	Market Rent	0	0				
Level 05	NSA-05-2	2B 3P	2	3	3	77.40	61	Market Rent	WCA	0				
Level 05	NSA-05-3	1B 2P	1	2	2	50.80	50	Market Rent	0	0				
Level 05	NSA-05-4	1B 2P	1	2	2	50.80	50	Market Rent	0	0				
Level 05	NSA-05-5	2B 4P	2	4	3	72.10	70	Market Rent	0	0				
Level 05	NSA-05-6	2B 4P	2	4	3	70.30	70	Market Rent	0	0				
Level 05	NSA-05-7	Studio	0	1	1	39.70	39	Market Rent	0	0				
Level 05	NSA-05-8	3B 5P	3	5	4	97.40	86	Market Rent	0	0				
Level 05	NSB-05-1	2B 3P	2	3	3	64.50	61	Market Rent	0	0				
Level 05	NSB-05-2	Studio	0	1	1	39.80	39	Market Rent	0	0				
Level 05	NSB-05-3	2B 3P	2	3	3	67.30	61	Market Rent	0	0				
Level 05	NSB-05-4	1B 2P	1	2	2	50.40	50	Market Rent	0	0				
Level 05	NSB-05-5	2B 3P	2	3	3	67.30	61	Market Rent	0	0				
Level 05	NSB-05-6	Studio	0	1	1	39.80	39	Market Rent	0	0				
Level 05	NSB-05-7	2B 3P	2	3	3	64.70	61	Market Rent	0	0				
Level 05	NSC-05-1	Studio	0	1	1	39.10	39	Market Rent	0	0	1911.40	2488.87	77%	
Level 05	NSC-05-2	Studio	0	1	1	39.10	39	Market Rent	0	0				
Level 05	NSC-05-3	1B 2P	1	2	2	50.00	50	Market Rent	0	0				
Level 05	NSC-05-4	2B 4P	2	4	3	70.20	70	Market Rent	0	0				
Level 05	NSC-05-5	2B 4P	2	4	3	70.30	70	Market Rent	0	0				
Level 05	NSC-05-6	1B 2P	1	2	2	50.70	50	Market Rent	0	0				
Level 05	NSC-05-7	2B 3P	2	3	3	77.40	61	Market Rent	WCA	0				
Level 05	NSC-05-8	2B 3P	2	3	3	65.00	61	Market Rent	0	0				
Level 05	NSC-05-9	3B 5P	3	5	4	97.70	86	Market Rent	0	0				
Level 05	NSD-05-1	1B 2P	1	2	2	50.00	50	Market Rent	0	0				
Level 05	NSD-05-2	1B 2P	1	2	2	50.10	50	Market Rent	0	0				
Level 05	NSD-05-3	3B 5P	3	5	4	98.40	86	Market Rent	0	0				
Level 05	NSD-05-4	2B 4P	2	4	3	70.40	70	Market Rent	0	0				
Level 05	NSD-05-5	Studio	0	1	1	44.30	39	Market Rent	0	0				
Level 05	NSD-05-6	1B 2P	1	2	2	50.50	50	Market Rent	0	0				
Level 05	NSD-05-7	2B 4P	2	4	3	70.80	70	Market Rent	0	0				
<b>Level 06</b>														
Level 06	NSA-06-1	2B 3P	2	3	3	65.1	61	Market Rent	0	0				
Level 06	NSA-06-2	2B 3P	2	3	3	77.40	61	Market Rent	WCA	0				
Level 06	NSA-06-3	1B 2P	1	2	2	50.80	50	Market Rent	0	0				
Level 06	NSA-06-4	1B 2P	1	2	2	50.80	50	Market Rent	0	0				
Level 06	NSA-06-5	2B 4P	2	4	3	72.10	70	Market Rent	0	0				
Level 06	NSA-06-6	2B 4P	2	4	3	70.30	70	Market Rent	0	0				
Level 06	NSA-06-7	Studio	0	1	1	39.70	39	Market Rent	0	0				
Level 06	NSA-06-8	3B 5P	3	5	4	97.40	86	Market Rent	0	0				
Level 06	NSB-06-1	2B 3P	2	3	3	64.50	61	Market Rent	0	0				
Level 06	NSB-06-2	Studio	0	1	1	39.80	39	Market Rent	0	0				
Level 06	NSB-06-3	2B 3P	2	3	3	67.30	61	Market Rent	0	0				
Level 06	NSB-06-4	1B 2P	1	2	2	50.40	50	Market Rent	0	0				
Level 06	NSB-06-5	2B 3P	2	3	3	67.30	61	Market Rent	0	0				
Level 06	NSB-06-6	Studio	0	1	1	39.80	39	Market Rent	0	0				
Level 06	NSB-06-7	2B 3P	2	3	3	64.70	61	Market Rent	0	0				
Level 06	NSC-06-1	Studio	0	1	1	39.10	39	Market Rent	0	0	1911.40	2488.87	77%	
Level 06	NSC-06-2	Studio	0	1	1	39.10	39	Market Rent	0	0				
Level 06	NSC-06-3	1B 2P	1	2	2	50.00	50	Market Rent	0	0				
Level 06	NSC-06-4	2B 4P	2	4	3	70.20	70	Market Rent	0	0				
Level 06	NSC-06-5	2B 4P	2	4	3	70.30	70	Market Rent	0	0				
Level 06	NSC-06-6	1B 2P	1	2	2	50.70	50	Market Rent	0	0				
Level 06	NSC-06-7	2B 3P	2	3	3	77.40	61	Market Rent	WCA	0				
Level 06	NSC-06-8	2B 3P	2	3	3	65.00	61	Market Rent	0	0				
Level 06	NSC-06-9	3B 5P	3	5	4	97.70	86	Market Rent	0	0				
Level 06	NSD-06-1	1B 2P	1	2	2	50.00	50	Market Rent	0	0				
Level 06	NSD-06-2	1B 2P	1	2	2	50.10	50	Market Rent	0	0				
Level 06	NSD-06-3	3B 5P	3	5	4	98.40	86	Market Rent	0	0				
Level 06	NSD-06-4	2B 4P	2	4	3	70.40	70	Market Rent	0	0				
Level 06	NSD-06-5	Studio	0	1	1	44.30	39	Market Rent	0	0				
Level 06	NSD-06-6	1B 2P	1	2	2	50.50	50	Market Rent	0	0				
Level 06	NSD-06-7	2B 4P	2	4	3	70.80	70	Market Rent	0	0				

Title: Area schedule - Building N5  
Project: O2 Finchley Road  
Project No.: 22036  
Client: Landsec  
Date: 17.01.2025  
Revision: 11  
Purpose: Information  
Drawings: 0  
Stage: Section 73

Level	Room	Area	Count	Rate	Value	Rate	Value	Market Rent	WCA	Value	Total	Percentage
<b>Level 07</b>												
Level 07	NSA-07-1	2B 3P	2	3	3	65.1	61	0	Market Rent	0	0	
Level 07	NSA-07-2	2B 3P	2	3	3	77.40	61	0	Market Rent	WCA	0	
Level 07	NSA-07-3	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0	
Level 07	NSA-07-4	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0	
Level 07	NSA-07-5	2B 4P	2	4	3	72.10	70	0	Market Rent	0	0	
Level 07	NSA-07-6	2B 4P	2	4	3	70.30	70	0	Market Rent	0	0	
Level 07	NSA-07-7	Studio	0	1	1	39.70	39	0	Market Rent	0	0	
Level 07	NSA-07-8	3B 5P	3	5	4	97.40	86	0	Market Rent	0	0	
Level 07	NSB-07-1	2B 3P	2	3	3	64.70	61	0	Market Rent	0	0	
Level 07	NSB-07-2	Studio	0	1	1	40.00	39	0	Market Rent	0	0	
Level 07	NSB-07-3	2B 3P	2	3	3	67.70	61	0	Market Rent	0	0	
Level 07	NSB-07-4	1B 2P	1	2	2	50.60	50	0	Market Rent	0	0	
Level 07	NSB-07-5	2B 3P	2	3	3	67.40	61	0	Market Rent	0	0	
Level 07	NSB-07-6	Studio	0	1	1	39.80	39	0	Market Rent	0	0	
Level 07	NSB-07-7	2B 3P	2	3	3	64.60	61	0	Market Rent	0	0	
Level 07	NSC-07-1	Studio	0	1	1	39.10	39	0	Market Rent	0	0	
Level 07	NSC-07-2	Studio	0	1	1	39.10	39	0	Market Rent	0	0	
Level 07	NSC-07-3	1B 2P	1	2	2	50.00	50	0	Market Rent	0	0	
Level 07	NSC-07-4	2B 4P	2	4	3	70.20	70	0	Market Rent	0	0	
Level 07	NSC-07-5	2B 4P	2	4	3	70.30	70	0	Market Rent	0	0	
Level 07	NSC-07-6	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0	
Level 07	NSC-07-7	2B 3P	2	3	3	77.40	61	0	Market Rent	WCA	0	
Level 07	NSC-07-8	2B 3P	2	3	3	65.00	61	0	Market Rent	0	0	
Level 07	NSC-07-9	3B 5P	3	5	4	97.70	86	0	Market Rent	0	0	
Level 07	NSD-07-1	1B 2P	1	2	2	50.00	50	0	Market Rent	0	0	
Level 07	NSD-07-2	1B 2P	1	2	2	50.10	50	0	Market Rent	0	0	
Level 07	NSD-07-3	3B 5P	3	5	4	98.40	86	0	Market Rent	0	0	
Level 07	NSD-07-4	2B 4P	2	4	3	70.40	70	0	Market Rent	0	0	
Level 07	NSD-07-5	Studio	0	1	1	44.30	39	0	Market Rent	0	0	
Level 07	NSD-07-6	1B 2P	1	2	2	50.50	50	0	Market Rent	0	0	
Level 07	NSD-07-7	2B 4P	2	4	3	70.80	70	0	Market Rent	0	0	
										<b>1912.40</b>	<b>2488.87</b>	<b>77%</b>
<b>Level 08</b>												
Level 08	NSA-08-1	2B 3P	2	3	3	65.1	61	0	Market Rent	0	0	
Level 08	NSA-08-2	2B 3P	2	3	3	77.40	61	0	Market Rent	WCA	0	
Level 08	NSA-08-3	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0	
Level 08	NSA-08-4	1B 2P	1	2	2	50.80	50	0	Market Rent	0	0	
Level 08	NSA-08-5	2B 4P	2	4	3	71.40	70	0	Market Rent	0	0	
Level 08	NSA-08-6	2B 4P	2	4	3	70.40	70	0	Market Rent	0	0	
Level 08	NSA-08-7	Studio	0	1	1	39.70	39	0	Market Rent	0	0	
Level 08	NSA-08-8	3B 5P	3	5	4	97.40	86	0	Market Rent	0	0	
Level 08	NSB-08-1	2B 3P	2	3	3	64.50	61	0	Market Rent	0	0	
Level 08	NSB-08-2	Studio	0	1	1	39.80	39	0	Market Rent	0	0	
Level 08	NSB-08-3	2B 3P	2	3	3	67.30	61	0	Market Rent	0	0	
Level 08	NSB-08-4	1B 2P	1	2	2	50.40	50	0	Market Rent	0	0	
Level 08	NSB-08-5	2B 3P	2	3	3	67.30	61	0	Market Rent	0	0	
Level 08	NSB-08-6	Studio	0	1	1	39.80	39	0	Market Rent	0	0	
Level 08	NSB-08-7	2B 3P	2	3	3	64.70	61	0	Market Rent	0	0	
Level 08	NSC-08-1	Studio	0	1	1	39.10	39	0	Market Rent	0	0	
Level 08	NSC-08-2	Studio	0	1	1	39.10	39	0	Market Rent	0	0	
Level 08	NSC-08-3	1B 2P	1	2	2	50.00	50	0	Market Rent	0	0	
Level 08	NSC-08-4	2B 4P	2	4	3	70.20	70	0	Market Rent	0	0	
Level 08	NSC-08-5	2B 4P	2	4	3	70.30	70	0	Market Rent	0	0	
Level 08	NSC-08-6	1B 2P	1	2	2	50.70	50	0	Market Rent	0	0	
Level 08	NSC-08-7	2B 3P	2	3	3	77.40	61	0	Market Rent	WCA	0	
Level 08	NSC-08-8	2B 3P	2	3	3	65.00	61	0	Market Rent	0	0	
Level 08	NSC-08-9	3B 5P	3	5	4	97.70	86	0	Market Rent	0	0	
Level 08	NSD-08-1	1B 2P	1	2	2	50.00	50	0	Market Rent	0	0	
Level 08	NSD-08-2	1B 2P	1	2	2	50.10	50	0	Market Rent	0	0	
Level 08	NSD-08-3	3B 5P	3	5	4	98.40	86	0	Market Rent	0	0	
Level 08	NSD-08-4	2B 4P	2	4	3	70.40	70	0	Market Rent	0	0	
Level 08	NSD-08-5	Studio	0	1	1	44.30	39	0	Market Rent	0	0	
Level 08	NSD-08-6	1B 2P	1	2	2	50.50	50	0	Market Rent	0	0	
Level 08	NSD-08-7	2B 4P	2	4	3	70.80	70	0	Market Rent	0	0	
										<b>1910.80</b>	<b>2488.87</b>	<b>77%</b>
<b>Level 09</b>												
Level 09	NSA-09-1	2B 3P	2	3	3	65.1	50	0	Market Rent	0	0	
Level 09	NSA-09-2	2B 3P	2	3	3	77.4	50	0	Market Rent	0	0	
Level 09	NSA-09-3	1B 2P	1	2	2	50.8	70	0	Market Rent	0	0	
Level 09	NSA-09-4	1B 2P	1	2	2	50.8	70	0	Market Rent	0	0	
Level 09	NSA-09-5	2B 4P	2	4	3	72.1	39	0	Market Rent	0	0	
Level 09	NSA-09-6	2B 4P	2	4	3	70.3	61	0	Market Rent	0	0	
Level 09	NSA-09-7	Studio	0	1	1	39.7	61	0	Market Rent	0	0	
Level 09	NSA-09-8	3B 5P	3	5	4	97.4	50	0	Market Rent	0	0	
Level 09	NSB-09-1	2B 3P	2	3	3	64.5	50	0	Market Rent	0	0	
Level 09	NSB-09-2	Studio	0	1	1	39.8	61	0	Market Rent	0	0	
Level 09	NSB-09-3	2B 3P	2	3	3	67.3	61	0	Market Rent	0	0	
Level 09	NSB-09-4	1B 2P	1	2	2	50.4	86	0	Market Rent	0	0	
Level 09	NSB-09-5	2B 3P	2	3	3	67.3	39	0	Market Rent	0	0	
Level 09	NSB-09-6	Studio	0	1	1	39.8	39	0	Market Rent	0	0	
Level 09	NSB-09-7	2B 3P	2	3	3	64.7	50	0	Market Rent	0	0	
Level 09	NSC-09-1	Studio	0	1	1	39.1	70	0	Market Rent	0	0	
Level 09	NSC-09-2	Studio	0	1	1	39.1	50	0	Market Rent	0	0	
Level 09	NSC-09-3	1B 2P	1	2	2	50	61	0	Market Rent	0	0	
Level 09	NSC-09-4	2B 4P	2	4	3	70.2	61	0	Market Rent	0	0	
Level 09	NSC-09-5	2B 4P	2	4	3	70.3	39	0	Market Rent	0	0	
Level 09	NSC-09-6	1B 2P	1	2	2	50.7	70	0	Market Rent	0	0	
Level 09	NSC-09-7	2B 3P	2	3	3	77.4	70	0	Market Rent	0	0	
Level 09	NSC-09-8	2B 3P	2	3	3	65	70	0	Market Rent	0	0	
Level 09	NSC-09-9	3B 5P	3	5	4	97.7	50	0	Market Rent	0	0	
Level 09	NSD-09-1	1B 2P	1	2	2	50	0	0	Market Rent	0	0	
Level 09	NSD-09-2	1B 2P	1	2	2	50.1	0	0	Market Rent	0	0	
Level 09	NSD-09-3	3B 5P	3	5	4	98.4	0	0	Market Rent	0	0	
Level 09	NSD-09-4	2B 4P	2	4	3	70.4	0	0	Market Rent	0	0	
Level 09	NSD-09-5	Studio	0	1	1	44.3	0	0	Market Rent	0	0	
Level 09	NSD-09-6	1B 2P	1	2	2	50.5	0	0	Market Rent	0	0	
Level 09	NSD-09-7	2B 4P	2	4	3	70.8	0	0	Market Rent	0	0	
										<b>1911.40</b>	<b>2488.87</b>	<b>77%</b>
<b>Level 10</b>												
Level 10	NSA-10-1	2B 3P	2	3	3	65.1	61	0	Market Rent	0	0	
Level 10	NSA-10-2	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0	
Level 10	NSA-10-3	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0	
Level 10	NSA-10-4	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0	
Level 10	NSA-10-5	2B 4P	2	4	3	72.1	70	0	Market Rent	0	0	
Level 10	NSA-10-6	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0	
Level 10	NSA-10-7	Studio	0	1	1	39.7	39	0	Market Rent	0	0	
Level 10	NSC-10-1	1B 2P	1	2	2	50.6	50	0	Market Rent	0	0	
Level 10	NSC-10-2	Studio	0	1	1	44.9	39	0	Market Rent	0	0	
Level 10	NSC-10-3	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0	
Level 10	NSC-10-4	2B 3P	2	3	3	65	61	0	Market Rent	0	0	
										<b>664.10</b>	<b>962.70</b>	<b>70%</b>

Title: Area schedule - Building N5  
Project: O2 Finchley Road  
Project No.: 22036  
Client: Landsec  
Date: 17.01.2025  
Revision: 11  
Purpose: Information  
Drawings: 0  
Stage: Section 73



Title: Area schedule - Building N5  
Project: O2 Finchley Road  
Project No.: 22036  
Client: Landsec  
Date: 17.01.2025  
Revision: 11  
Purpose: Information  
Drawings: 0  
Stage: Section 73

Level 11												897.30	1190.01	75%
Level 11	NSA-11-1	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 11	NSA-11-2	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 11	NSA-11-3	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 11	NSA-11-4	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 11	NSA-11-5	2B 4P	2	4	3	72.1	70	0	Market Rent	0	0			
Level 11	NSA-11-6	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 11	NSA-11-7	Studio	0	1	1	39.7	39	0	Market Rent	0	0			
Level 11	NSC-11-1	Studio	0	1	1	38.7	39	0	Market Rent	0	0			
Level 11	NSC-11-2	2B 4P	2	4	3	72.3	70	0	Market Rent	0	0			
Level 11	NSC-11-3	2B 4P	2	4	3	70.2	70	0	Market Rent	0	0			
Level 11	NSC-11-4	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 11	NSC-11-5	1B 2P	1	2	2	50.7	50	0	Market Rent	0	0			
Level 11	NSC-11-6	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 11	NSC-11-7	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 12												897.30	1190.01	75%
Level 12	NSA-12-1	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 12	NSA-12-2	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 12	NSA-12-3	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 12	NSA-12-4	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 12	NSA-12-5	2B 4P	2	4	3	72.1	70	0	Market Rent	0	0			
Level 12	NSA-12-6	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 12	NSA-12-7	Studio	0	1	1	39.7	39	0	Market Rent	0	0			
Level 12	NSC-12-1	Studio	0	1	1	38.7	39	0	Market Rent	0	0			
Level 12	NSC-12-2	2B 4P	2	4	3	72.3	70	0	Market Rent	0	0			
Level 12	NSC-12-3	2B 4P	2	4	3	70.2	70	0	Market Rent	0	0			
Level 12	NSC-12-4	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 12	NSC-12-5	1B 2P	1	2	2	50.7	50	0	Market Rent	0	0			
Level 12	NSC-12-6	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 12	NSC-12-7	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 13												897.30	1190.01	75%
Level 13	NSA-13-1	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 13	NSA-13-2	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 13	NSA-13-3	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 13	NSA-13-4	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 13	NSA-13-5	2B 4P	2	4	3	72.1	70	0	Market Rent	0	0			
Level 13	NSA-13-6	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 13	NSA-13-7	Studio	0	1	1	39.7	39	0	Market Rent	0	0			
Level 13	NSC-13-1	Studio	0	1	1	38.7	39	0	Market Rent	0	0			
Level 13	NSC-13-2	2B 4P	2	4	3	72.3	70	0	Market Rent	0	0			
Level 13	NSC-13-3	2B 4P	2	4	3	70.2	70	0	Market Rent	0	0			
Level 13	NSC-13-4	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 13	NSC-13-5	1B 2P	1	2	2	50.7	50	0	Market Rent	0	0			
Level 13	NSC-13-6	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 13	NSC-13-7	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 14												897.30	1190.01	75%
Level 14	NSA-14-1	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 14	NSA-14-2	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 14	NSA-14-3	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 14	NSA-14-4	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 14	NSA-14-5	2B 4P	2	4	3	72.1	70	0	Market Rent	0	0			
Level 14	NSA-14-6	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 14	NSA-14-7	Studio	0	1	1	39.7	39	0	Market Rent	0	0			
Level 14	NSC-14-1	Studio	0	1	1	38.7	39	0	Market Rent	0	0			
Level 14	NSC-14-2	2B 4P	2	4	3	72.3	70	0	Market Rent	0	0			
Level 14	NSC-14-3	2B 4P	2	4	3	70.2	70	0	Market Rent	0	0			
Level 14	NSC-14-4	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 14	NSC-14-5	1B 2P	1	2	2	50.7	50	0	Market Rent	0	0			
Level 14	NSC-14-6	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 14	NSC-14-7	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 15												897.30	1190.01	75%
Level 15	NSA-15-1	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 15	NSA-15-2	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 15	NSA-15-3	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 15	NSA-15-4	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 15	NSA-15-5	2B 4P	2	4	3	72.1	70	0	Market Rent	0	0			
Level 15	NSA-15-6	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 15	NSA-15-7	Studio	0	1	1	39.7	39	0	Market Rent	0	0			
Level 15	NSC-15-1	Studio	0	1	1	38.7	39	0	Market Rent	0	0			
Level 15	NSC-15-2	2B 4P	2	4	3	72.3	70	0	Market Rent	0	0			
Level 15	NSC-15-3	2B 4P	2	4	3	70.2	70	0	Market Rent	0	0			
Level 15	NSC-15-4	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 15	NSC-15-5	1B 2P	1	2	2	50.7	50	0	Market Rent	0	0			
Level 15	NSC-15-6	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 15	NSC-15-7	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 16												439.40	577.04	76%
Level 16	NSA-16-1	2B 3P	2	3	3	78.3	61	0	Market Rent	WCA	0			
Level 16	NSA-16-2	2B 3P	2	3	3	77.4	61	0	Market Rent	WCA	0			
Level 16	NSA-16-3	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 16	NSA-16-4	1B 2P	1	2	2	50.8	50	0	Market Rent	0	0			
Level 16	NSA-16-5	2B 4P	2	4	3	72.1	70	0	Market Rent	0	0			
Level 16	NSA-16-6	2B 4P	2	4	3	70.3	70	0	Market Rent	0	0			
Level 16	NSA-16-7	Studio	0	1	1	39.7	39	0	Market Rent	0	0			

Title: Area schedule - Building N5  
Project: O2 Finchley Road  
Project No.: 22036  
Client: Landsec  
Date: 17.01.2025  
Revision: 11  
Purpose: Information  
Drawings: 0  
Stage: Section 73