

Floor	GIA	
	sqm	sqft
BL	588	6,333
GF	1,879	20,225
ML	134	1,442
1F	1,578	16,985
2F	1,578	16,985
3F	1,403	15,102
4F	1,091	11,743
5F	381	4,101
Totals	8,632	92,918

No. of Units				
Residential	Cluster	Studio	Disabled	TOTAL
0	0	0	0	0
	6	10	6	22
	0	4	0	4
1	35	12	3	51
1	37	12	3	53
	37	9	2	48
	30	5	2	37
	0	13	0	13
2	145	65	16	228

Floor	NIA	
	sqm	sqft
BL	560	6,027
GF	1,274	13,709
ML	117	1,264
1F	1,095	11,783
2F	1,093	11,769
3F	976	10,503
4F	750	8,074
5F	236	2,542
Totals	6,101	65,672

USE	GIA		
	sqm	sqft	
Sui Generis	(Student accommodation)	7696	82839
B1	(Offices at basement level)	588	6329
C3	(Residential including cycle stores)	80	861
D2	(Performance Space/ Gallery)	290	3122

Notes:

The above areas are approximate. They relate to the likely areas of the building at the current state of the design and using the stated e.g. (NIA) from the Code of Measuring Practice 5th Edition, RICS/ISVA. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development & building tolerances.
Floors areas are subject to Planning and other Statutory Approvals.
The drawings used to calculate the above areas are to be listed above.

NIA Commercial Accomodation:

Management Office/Concierge = 37.1m2

Management Office @ Basement Level = 560m2

Staff Changing Rooms = 12.3m2

Common Room = 60.6m2

Launderette = 12.8m2

IT Hub Room = 11.1m2

LV Switch Room= 22.9m2

Sub Station= 23.6m2

Plant= 71.8m2

Cycle Store = 133.1m2

Cycle Store (small) = 21.6m2

Performance space = 290m2

Refuse Store = 70.3m2

TV Room = 38.5m2

Total GEA Including BL= 9260.3sqm (99677sqft)

Total GEA Excluding BL= 8619.3sqm (92777sqft)