

64 - 76 NEW OXFORD STREET AREA SCHEDULE

10730 November 2011

Rev.03

Floor	Use	Existing						Proposed Layout						Area Gains					
		GEA/sqm		GIA/sqm		NIA/sqm		GEA/sqm		GIA/sqm		NIA/sqm		GEA/sqm		GIA/sqm		NIA/sqm	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
R	roof plant open enclosure																		
4R	new office floor	81	872	65	700	0	0	428	4,604	413	4,445	335	3,606	347	3,732	348	3,746	335	3,606
3	Office	477	5,135	442	4,758	341	3,667	522	5,619	504	5,425	425	4,575	45	483	62	667	84	907
2	Office	477	5,138	443	4,768	341	3,674	522	5,619	504	5,425	425	4,575	45	481	61	657	84	901
1	Office	477	5,134	443	4,768	341	3,675	522	5,619	504	5,425	425	4,575	45	484	61	657	84	900
G	Reception / Retail	578	6,225	572	6,158	0	0	578	6,225	572	6,158	0	0	0	0	0	0	0	0
Basement	Office-Retail/ storage	289	3,115	289	3,115	229	2,463	289	3,115	289	3,115	229	2,463	0	0	0	0	0	0
SUB TOTAL		2,380	25,619	2,255	24,267	1,252	13,479	2,861	30,800	2,787	29,994	1,839	19,793	481	5,181	532	5,726	587	6,314
OFFICE TOTAL with roof extension		1,512	16,279	1,393	14,994	1,023	11,016	1,994	21,460	1,925	20,721	1,610	17,330	481	5,181	532	5,726	587	6,314
G	Reception / Retail					30						44							
Basement	Complete Retail/ storage	438	4,717	438	4,717	337	3,624	438	4,717	438	4,717	337	3,624						

Note:

Existing areas are based on survey drawings supplied

Net Internal Area NIA is measured to the inner surface of the glazing

-Ref RICS Guidance Notes - Codes of Measuring Practice 6th Edition

- item NIA 4 "full height glazing"

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