

3183 - 50-57 HIGH HOLBORN

Proposed Area Schedule 29A (Commercial) - Issued 09.06.11

Building Areas Based on Drawings Issued 09.06.11

	Main Office			
	gross external		net internal	
	m ²	ft ²	m ²	ft ²
Eighth floor	1,295	13,937	1,010	10,870
Seventh floor	1,535	16,520	1,230	13,238
Sixth floor	2,185	23,516	1,800	19,372
Fifth floor	2,220	23,893	1,825	19,641
Fourth floor	2,300	24,754	1,900	20,449
Third floor	2,300	24,754	1,900	20,449
Second floor	2,300	24,754	1,900	20,449
First floor	2,005	21,579	1,485	15,982
Ground floor	1,970	21,202	480	5,166
Lower ground	2,778	29,898	1,275	13,722
Basement	1,947	20,954	0	0
Total	22,835	245,759	14,805	159,337

Retail Unit A			
gross external		gross internal	
m ²	ft ²	m ²	ft ²
110	1,184	100	1,076
110	1,184	100	1,076

Retail Unit B			
gross external		gross internal	
m ²	ft ²	m ²	ft ²
140	1,507	130	1,399
140	1,507	130	1,399

Retail Unit C			
gross external		gross internal	
m ²	ft ²	m ²	ft ²
140	1,507	130	1,399
140	1,507	130	1,399

	Retail Unit D			
	gross external		gross internal	
	m ²	ft ²	m ²	ft ²
roof level				
Seventh floor				
Sixth floor				
Fifth floor				
Fourth floor				
Third floor				
Second floor				
First floor				
Ground floor	110	1,184	100	1,076
Lower ground				
Basement				
Total	110	1,184	100	1,076

Retail Unit E			
gross external		gross internal	
m ²	ft ²	m ²	ft ²
285	3,067	260	2,798
195	2,099	175	1,883
480	5,166	435	4,682

Office (49-51 Bedford Row)			
gross external		gross internal	
m ²	ft ²	m ²	ft ²
90	969	85	915
90	969	85	915

Retail (23 Hand Court)			
gross external		gross internal	
m ²	ft ²	m ²	ft ²
115	1,238	109	1,173
130	1,399	123	1,324
245	2,637	232	2,497

Retail (45 Bedford Row)			
gross external		gross internal	
m ²	f t ²	m ²	ft ²
45	484	42	452
			0
45	484	42	452

Notes:

The NIA of the Main Office is based upon a NIA to GIA ratio of 82% at typical levels, 80% at upper levels, and measured at other levels.

The base of the atrium and lobby space is not included as net office floor area.

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building.

Any decisions 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 the increases and decreases inherent in the design development and building processes.

Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice).

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Proposed Area Schedule 29B (Residential Buildings) - Issued 09.06.11
Building Areas Based on Drawings Issued 09.06.11

	Brownlow House (Affordable)					49-51 Bedford Row (Private)			23 Hand Court (Student)					45 Bedford Row (Private)			46 Bedford Row (Private)		47 Bedford Row (Private)		48 Bedford Row (Private)		TOTAL RESIDENTIAL GEA		
	gross external		no. of units			gross external m²	no of units ft²	no of units (2 Beds)	gross external		gross internal m²	no of rooms ft ²	gross external m²	no of units		gross external m²	no of units ft²	gross external m²	no of units ft²	gross external m²	no of units	gross external m²	no of units	m²	ft²
	m²	ft²	(1 bed)	(2 Bed)	(3 Bed)				ft²	ft ²				ft²	(2 Beds)										
Fifth floor	143	1,539	2	0	0	120	1,291	2	110	1,184	104	1,119	3	85	915	1								458	4,929
Fourth floor	172	1,851	1	1	0	140	1,507	2	135	1,453	128	1,380	4	105	1,130	1								552	5,941
Third floor	190	2,045	0	2	0	140	1,507	2	150	1,614	143	1,534	5	110	1,184	1	100	1,076	59	635	57	613		806	8,674
Second floor	190	2,045	0	2	1	140	1,507	2	150	1,614	143	1,539	5	110	1,184	1	100	1,076	59	635	57	613		806	8,674
First floor	190	2,045	0	2	1	140	1,507	2	150	1,614	143	1,539	5	110	1,184	1	100	1,076	59	635	57	613		806	8,674
Ground floor	80	861				90	969		15	161	14	153		110	1,184		100	1,076	59	635	57	613		511	5,500
Lower Ground	0	0				175	1,883		0	0	0	0		115	1,238		95	1,022	76	818	77	829		538	5,790
Basement																									
Total	965	10,386	2		8	945	10,170	10	710	7,641	675	7,265	22	745	8,018	5	495	5,327	312	3,358	305	3,283	1	4,477	48,183

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Proposed Area Schedule 29C (Summary) - Issued 09.06.11

Building Areas Based on Drawings Issued 09.06.11

	Existing Buildings		Proposed Scheme	
	<i>gross external</i>		<i>gross external</i>	
	<i>m²</i>	<i>No. of units</i>	<i>m²</i>	<i>No. of units</i>
Office Area	17,850		22,925	
Retail Area	1,591		1,270	
Private Residential Area	554	6	2,802	18
Affordable Residential Area	0		965	10
Student Accommodation	0		710	22
Total	19,995		28,672	

Uplift in area between Existing Buildings and Proposed Scheme =	8,677
Total proposed Residential area =	4,477
Percentage of Residential to overall area uplift =	51.6%
Percentage of Affordable Residential to Private Residential (based on number of units) =	35.7%

Notes:

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Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) /

Nett Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice).

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