

Appendix D

Area Schedule

NOTE: THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH DRAWING NO AL-991

SCHEDULE C3
COMPREHENSIVE BREAKDOWN OF ALL STATION ACCOMMODATION AREAS

FIRST FLOOR AREAS

Unit	F Approx m	D Approx m	First Floor Area m²		Seating	Tenant / Use	Rent		Notes
			GIA (usable)	NIA (lettable)			Epa		
M1/01	-	-	12	na		Closet's Store			
M1/02	-	-	60	na	18	Catering			
M1/03	-	-	18	na		Storage/Back-of-House to M1/02			
M1/06A	-	-	79	subject to fit out	43	Catering			Unit Type TBC. No headroom for mezzanine due to high level service ducts.
M1/07	-	-	-	subject to fit out		Fire Escape Stair and Refuge to Ground Level			
M1/08B	-	-	123	subject to fit out	92	Catering			Unit Type TBC. No headroom for mezzanine due to high level service ducts.
M1/09	-	-	17	subject to fit out		Storage/Back-of-House to M1/09			Deviation line between back-of-house and front-of-house indicative
M1/11A	-	-	115	na	20	Catering			Unit Type TBC. No headroom for mezzanine due to high level service ducts.
M1/11B	-	-	63	na		Catering			Unit Type TBC. No headroom for mezzanine due to high level service ducts.
M1/11C	-	-	23	na	74	Catering			Unit Type TBC. No headroom for mezzanine due to high level service ducts.
M1/12	-	-	37	subject to fit out		Catering			Unit Type TBC. No headroom for mezzanine due to high level service ducts.
M1/13	-	-	30	na		Staff WC's			
M1/14	-	-	na	na		MIP Lift and Lobby to NR Concourse only			
M1/15	-	-	725	na		Main Mezzanine Deck Approx. 310 Seats			No of seats estimate only. Subject to detailed design development.
M1/16	-	-	4	subject to fit out		Storage/Back-of-House to M1/12			Deviation line between back-of-house and front-of-house indicative
M1/18	-	-	6	subject to fit out		Storage/Back-of-House to M1/12			Deviation line between back-of-house and front-of-house indicative
M1/19	-	-	-	na		Fire Escape Stair to Ground Level			
M1/A	6	1.8	-	na		Unit Facia & Space for Advertising over Unit M1/05			Exact area for advertisement subject to detailed design development.
M2/A	6.5	1.8	-	na		Unit Facia & Space for Advertising over Unit M1/06			Exact area for advertisement subject to detailed design development.
M3/A	13	1.8	-	na		Unit Facia & Space for Advertising over Unit M1/07			Exact area for advertisement subject to detailed design development.
M4/A	10.5	1.8	-	na		Unit Facia & Space for Advertising over Unit M1/09			Exact area for advertisement subject to detailed design development.
M5/A	6.5	1.8	-	na		Unit Facia & Space for Advertising over Unit M1/10			Exact area for advertisement subject to detailed design development.
M6/A	3.5	1.8	-	na		Unit Facia & Space for Advertising over Unit M1/12			Exact area for advertisement subject to detailed design development.

Note: Structure allows for banners to be hung from Roof. Subject to detailed design development

Note:

All GI Areas area measured on a room-by-room basis.

All GI Areas measured in accordance with RICS Code of Measuring Practice.

Areas and Dimensions are for guidance only and subject to further design development.

For all lift details please refer to separate lift schedule.

Unit	F Approx m	D Approx m	First Floor Area m²		Seating	Tenant / Use	Rent	Notes
			GIA (usable)	NIA (netable)			Epa	
1/01	-	-	90	na		Office Space		Tenant TBC by NR
1/02	-	-	32	na		Office Space		Tenant TBC by NR
1/03	-	-	32	na		Office Space		Tenant TBC by NR
1/04	-	-	45	na		Office Space		Tenant TBC by NR
1/05	-	-	27	na		Office Space		Tenant TBC by NR
1/06	-	-	5	na		Link between 1/05 & 1/08		
1/07	-	-	10	na		Stair serving Second Floor only		
1/08	-	-	52	na		Office Space		Tenant TBC by NR
1/09	-	-	16	na		Interim Waste Storage		
1/10	-	-	33	na		Office Space		Tenant TBC by NR
1/11	-	-	48	subject to fit out		Western Range Southern Wing Stair & Lift Core for Access to all Levels (Private)		
1/12	-	-	16	na		Western Range South Wing Teller Core		
1/13a	-	-	20	subject to fit out		Medical Centre - Reception & Waiting Room		
1/13b	-	-	13	subject to fit out		Medical Centre - Consultation Room 1		
1/13c	-	-	14	subject to fit out		Medical Centre - Consultation Room 2		
1/13d	-	-	12	subject to fit out		Medical Centre - Corridor		
1/14	-	-	65	subject to fit out		Business Centre		
1/15	-	-	12	na		Ticket Office Back-of-House. Stair to First Floor Mezzanine. Private		
1/15a	-	-	3	na		Stair to First Floor Mezzanine. Alternative Escape Route		
1/16	-	-	12	na		Plant Room		
1/17	-	-	30	na		Ticket Office Back-of-House.		
1/18	-	-	30			Lift Core for Goods Lift and MIP Access to Mezz & 2nd Floor		
1/19	-	-	31	subject to fit out		Ticket Office Back-of-House.		
1/20	-	-	30	na		Chaplin		
1/21	-	-	25	subject to fit out		Ticket Office Back-of-House		
1/22	-	-	23	subject to fit out		Ticket Office Back-of-House		Mezzanine, between First and Second Floor
1/23	-	-	22	na		Lift Core for Goods Lift and MIP Access to 1st & 2nd Floor		Mezzanine, between First and Second Floor

Unit	F	D	First Floor Area m ²		Tenant / Use	Rent	Notes
	Approx. m	Approx. m	GIA (usable)	NIA (netable)		Epa	
1/24	-	-	21	subject to fit out	Ticket Office Back-of-House		Mezzanine, between First and Second Floor
1/25	-	-	21	na	Ticket Office Back-of-House		Mezzanine, between First and Second Floor
1/26	-	-	275	subject to fit out	1st Class Passenger Lounge		Logistics & Space Planning under Review
1/27	-	-	16	subject to fit out	1st Class Passenger Lounge Kitchen		Logistics & Space Planning under Review
1/28	-	-	34	subject to fit out	1st Class Passenger Lounge WC's		Logistics & Space Planning under Review
1/29	-	-	22	subject to fit out	1st Class Passenger Lounge back-of-House		Logistics & Space Planning under Review
1/30	-	-	18	subject to fit out	1st Class Passenger Lounge Platform 1-8 Connection		Logistics & Space Planning under Review
1/31	-	-	31	na	Staff WC		
1/32	-	-	40	na	Men NR Stair & Lift to all levels in Western Range North Wing. Private		
1/33	-	-	na	na	Bridge Link Connection to Platforms 1-6		
1/38	-	-	29	na	Goods Lift		Logistics & Space Planning under Review
140	-	-	793	subject to fit out	Pub Area (1/34, 1/34a, 1/35, 1/36, 1/37, 1/38, 1/38a, 1/39a, 140, 140a, 141, 142, 140b)		Logistics & Space Planning under Review
143	-	-	22	na	Public Access Stair & Lift Core to First Floor Only. Basement and All other Floors Private		
144	-	-	49	na	Stair serving First, Second and Third Floor		
145	-	-	20	na	Stair to all Levels. Private		
146	-	-	4		Lift Lobby for Staff Lift to all Levels		
147	-	-	18		Storage Space		
148	-	-	49	subject to fit out	Hull Trains		
149	-	-	31	na	RTG		
150	-	-	137	subject to fit out	WAGN Core Accommodation		

Unit	F	D	First Floor		Area m²	Tenant / Use	Rent	Notes
	Approx	Approx	GIA (usable)	NIA (nettable)	Epa			
	m	m						
1/51	-	-	54	subject to fit out		WAGN Core Accommodation		
1/52	-	-	65	subject to fit out		WAGN Core Accommodation		
1/53	-	-	12	na		Escape Lobby		
1/54	-	-	35	subject to fit out		WAGN Mess Room / WC's (Core Accommodation)		
1/55	-	-	1.6	na		Green Line Assistance Post (Platform 6 Link)		

NOTE: THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH DRAWING NO AL-05B & AL-00B

Rev. 01

SCHEDULE C1
COMPREHENSIVE BREAKDOWN OF ALL STATION ACCOMMODATION AREAS

SUB-BASEMENT AND BASEMENT AREAS

Unit	F	D	Sub-Basement		Basement		Tenant / Use	Rent	Notes
	Approx. m	Approx. m	Floor Area m²	Floor Area m²	Floor Area m²	Floor Area m²		£pa	
			GIA	NIA (lettable)	GIA	NIA (lettable)			
SB/01	-	-	1185	na	-	-	Loading Bay		Area includes loading dock and vehicle manoeuvring areas.
SB/02	-	-	12				Lift Motor room		
SB/03	-	-	15				Maintenance / Machinery / Cleaners Store		
SB/04	-	-	14	na	-	-	WC & Shower		
SB/05	-	-	4	na	-	-	Dock Master		
SB/06	-	-	20	na	-	-	OBS Bulk Storage		
SB/07	-	-	95	na	-	-	Central Waste Room		
SB/08	-	-	65	na	-	-	Sprinkler Tank Room / Main Sprinkler Tank		
SB/08A	-	-	53	na	-	-	Sprinkler Tank Room		
SB/09	-	-	34	na	-	-	Oil Storage Tank Room		
SB/10	-	-	32	na	-	-	Water Intake and Tank Room		
SB/11	-	-	18	na	-	-	NR EDF Room		

LB/01	-	-	-	-	6	na	Store		
LB/02	-	-	-	-	30		Comms Intake		
LB/03	-	-	-	-	20		Central Emergency Battery Room		
LB/04	-	-	-	-	15		Gas Intake Room		
LB/05	-	-	-	-	80		LV Switch Room		
LB/06	-	-	-	-	28		Retail & Shore Supply		
LB/07	-	-	-	-	73		Access Corridor		
LB/08	-	-	-	-	17		Cooling		
LB/09	-	-	-	-	17		Transformer 3		
LB/10	-	-	-	-	17		Transformer 2		
LB/11	-	-	-	-	19		Transformer 1		
LB/12	-	-	-	-	42		HV Switch Room		
LB/13	-	-	-	-	28		Storage		

Note:

Unit	F	D	Sub-Basement		Basement		Tenant / Use	Rent	Notes
	Approx. m	Approx. m	Floor Area m²	Floor Area m²	Floor Area m²	Floor Area m²		£pa	
			GIA	NIA (lettable)	GIA	NIA (lettable)			
B/01	-	-	-	-	127	na	OBS Facilities		Layout to be confirmed
B/02	-	-	-	-	39	na	OBS Facilities		Layout to be confirmed
B/03	-	-	-	-	48	na	OBS Facilities		Layout to be confirmed
B/04	-	-	-	-	162	na	OBS Facilities		Layout to be confirmed
B/05	-	-	-	-	33	na	Stair & Lift K To Ground Floor		
B/06	-	-	-	-	12	na	OBS Facilities		Layout to be confirmed
B/07	-	-	-	-	12	na	OBS Facilities		Layout to be confirmed
B/08	-	-	-	-	12	na	OBS Facilities		Layout to be confirmed
B/09	-	-	-	-	10	na	OBS Facilities		Layout to be confirmed
B/10	-	-	-	-	17	na	OBS Facilities		Layout to be confirmed
B/11	-	-	-	-	26	na	Goods Lift J		
B/12	-	-	-	-	16	na	OBS Facilities		Layout to be confirmed
B/13	-	-	-	-	8	na	Lift Motor Room		
B/14	-	-	-	-	31	na	Goods Lift J not required to go down to basement level		Lift shaft provided for future use
B/15	-	-	-	-	265	na	OBS Facilities		Layout to be confirmed
B/16	-	-	-	-	44	na	OBS Facilities		Layout to be confirmed
B/17	-	-	-	-	25	na	OBS Facilities		Layout to be confirmed
B/18	-	-	-	-	105	na	OBS Facilities		Layout to be confirmed
B/19	-	-	-	-	165	na	Former Gent's Toilets (OBS Storage Space)		
B/20	-	-	-	-	60	na	OBS Facilities		Layout to be confirmed
B/20A					16	na	Retail Back of House		
B/20B					13	na	Retail Back of House		
B/21	-	-	-	-	13	na	OBS Facility		Layout to be confirmed
B/22	-	-	-	-	25	na	OBS Facilities		Layout to be confirmed
B/22A					5		Retail Back of House		
B/23	-	-	-	-	23	na	OBS Male WC		
B/24	-	-	-	-	21	na	OBS Female WC		
B/25	-	-	-	-	37	na	OBS Facilities		

Unit	F	D	Sub-Basement		Basement		Tenant / Use	Rent	Notes
	Approx. m	Approx. m	Floor Area m²	Floor Area m²	Floor Area m²	Floor Area m²		£pa	
			GIA	NIA (lettable)	GIA	NIA (lettable)			
B/26	-	-	-	-		subject to fit out	Main Goods Lift F		Area measured includes entire room.
B/26B					8		Retail Back of House		
B/27	-	-	-	-	19	subject to fit out	Lift Lobby		
B/28	-	-	-	-	54	na	Access Lobby to Lift		
B/29	-	-	-	-	30	na	Lift Motor Room		
B/30	-	-	-	-	41	na	Lobby to Lift and Stair		
B/31	-	-	-	-	7	na	Storage		Low Ceiling, viability as storage space questionable.
B/32	-	-	-	-	11	na	Storage		Please refer to separate lift schedule
B/33	-	-	-	-	11	na	Storage		Current Access only possible via Hatch within Floor
B/34	-	-	-	-	10	na	Storage		Current Access only possible via Hatch within Floor
B/35	-	-	-	-	73	na	Storage		Current Access only possible via Hatch within Floor

NOTE: THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH DRAWING NO AL-060

SCHEDULE C2
COMPREHENSIVE BREAKDOWN OF ALL STATION ACCOMMODATION AREAS

GROUND FLOOR AREAS

Unit	F Approx m	D Approx m	Ground Floor Area m²		Seating	Tenant / Use	Rent		Notes
			GIA (usable)	NIA (lettable)			GIA	Eps	
CG/01A	-	-	30	na	-	Catering			
CG/02	-	-	32	na	-	Storage / Back-of-House			
CG/04A	-	-	135	na	-	Retail			
CG/04B	-	-	26	na	-	Retail			
CG/04C	-	-	33	na	-	Retail			
CG/04D	-	-	75	na	-	Retail			
CG/04E	-	-	168	na	-	Retail			
CG/05	-	-	49	na	-	Catering			
CG/06	-	-	23	na	-	Storage / Back-of-House			
CG/08	-	-	55	na	171	Catering			
CG/10A	-	-	68	na	-	Retail			
CG/10B	-	-	58	na	-	Retail			
CG/10C	-	-	55	na	-	Retail			
CG/11A	-	-	50	na	-	Retail			
CG/11B	-	-	72	na	-	Retail			
CG/11C	-	-	140	na	-	Retail			
CG/12	-	-	na	na		MIP Lift serving LUL Concourse Level, NR Ground and mezz. Level			
CG/13	-	-	na	na		Western Bank of Escalators from LUL Concourse Level			
CG/16	-	-	10	na		Interim Waste Room			
CG/18	-	-	13	na		Protected Fire Escape Stair from mezzanine			
CG/19	-	-	na	na		MIP Lift: Concourse to Mezz. Level			
CG/20	-	-	na	6		Lift Motor Room			
CG/21	-	-	na	10		Concourse Retail Barrows			Size and Type of Units TBC.
CG/22	-	-	na	10		Concourse Retail Barrows			Size and Type of Units TBC.
CG/24	-	-	na	10		Concourse Retail Barrows			Size and Type of Units TBC.
CG/25	-	-	na	10		Concourse Retail Barrows			Size and Type of Units TBC.

Unit	F	D	Ground Floor Area m²		Seating	Tenant / Use	Rent		Notes
	Approx m	Approx m	GIA (usable)	NIA (lettable)			Eps		
G/01	-	-	37	na		Reception for all Offices in Western Range Southern Wing			
G/02	-	-	45	na		Lift and Stair Core for all Offices in Western Range South Wing			
G/03A	-	-	33	na		Catering			
G/03B	-	-	135	na		Catering			
G/05	-	-	32	subject to fit out		Ticket Office Back-of-House			
G/08	-	-	33	subject to fit out		Ticket Office Back-of-House			
G/07	-	-	32			Goods Lift J Serving all Levels in Western Range			
G/08			32	subject to fit out		Ticket Office Back-of-House			
G/09	-	-	33	subject to fit out		Ticket Office Back-of-House			
G/10	-	-	135	subject to fit out		Ticket Office 24 Ticket Counters			
G/11	-	-	230	na		Ticket Office Customer Circulation Area			
G/12a	-	-	113	subject to fit out	72	Retail			Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/12b	-	-	203	subject to fit out		Retail			Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/16	2 x 4.2	2.3	26	na		6 x Ticket Machines			No of Ticket Machines to be confirmed
G/17	-	-	5	na		Mini Unit (Retail/Catering)			Unit Type TBC
G/18	-	-	10	na		Prayer Room			
G/19	-	-	10	na		First Aid			
G/20	-	-	17	na		NR Ground Floor Reception Back-of- House WC's			
G/21	-	-	40	na		Main Office & NR Station Reception			
G/22	-	-	21	na		NR Stair & Lift to all Levels in Western Range North Wing			
G/23	-	-	80	na		Platform 8 Link			
G/24	-	-	24	na		BTP Reception			

Unit	F Approx m	D Approx m	Ground Floor Area m²		Seating	Tenant / Use	Rent		Notes
			GIA (usable)	NIA (lettable)			Eps		
G/25	-	-	102	na		Retail			Location for main BTP offices assumed within St Pancras Area.
G/26	-	-	35	na		Main Goods Lift F			part of former WAGN facilities relocated to G/01 and G/02
G/27			20	subject to fit out		Retail			
G/27D			123	subject to fit out		Left Luggage			
G/28	-	-	27	na		Public Access Stair T lift Core to First Floor only, basement and all other floors private			
G/29	-	-	160	na		Station WC's Female			
G/30	-	-	125	na		Station WC's Male			
G/30a	-	-	3	na		Attendant's Office			
G/30b	-	-	2	na		Cleaner's Store			
G/30c	-	-	3	na		Mother & Baby			
G/31A	-	-	77	subject to fit out		Retail			Unit Type TBC
G/32	-	-	22	na		Stair and Lift to all Levels, Private			
G/33	-	-	73	na		WAGN Core Accommodation			
G/34	-	-	31	na		WAGN Core Accommodation			
G/35	-	-	33	na		Station Maintenance Equipment Compound			
G/36	-	-	57	na		Electrical Vehicle Charging Point			
G/37	-	-	23	na		Escape Stair Lobby from Levels above			
G/38	-	-	26	na		Station Maintenance Equipment Compound			
G/39	-	-	72	na		Station Maintenance Equipment Compound			
G/40	-	-	12	na		Station Maintenance Equipment Compound			
G/41	-	-	12	na		Station Maintenance Equipment Compound			Size and Number of Units TBC.
G/42	-	-	6	na		Stair Lobby			
G/43	-	-	5	na		Storage			
G/44	-	-	150	na		Secure Cycle Parking			Secure Cycle Parking for 84 Bikes

Unit	F Approx m	D Approx m	Ground Floor Area m²		Seating	Tenant / Use	Rent		Notes
			GIA (usable)	NIA (lettable)			Eps		
G/53	-	-	na	na		Cycle Parking			Cycle Stands for 1 Bikes
G/54	-	-	na	na		Cycle Parking			Cycle Stands for 5 Bikes
G/55	-	-	3	na		Excess Fare Ticket Counter Booth			
G/56	-	-	1.6	na		Gate Line Assistance Pod (Southern Square)			
G/57	-	-	1.6	na		Gate Line Assistance Pod (Southern Square)			
G/58	approx 5m long	-	na	na		War Memorial (Proposed new Location)			
G/59	-	-	1.6	na		Gate Line Assistance Pod (Platform 8 Link)			
G/60	-	-	1.6	na		Gate Line Assistance Pod (Western Train Shed)			

	Width Approx.	Height Approx.							
GA/01	5.5	2.8				Space for Advertising			
GA/02	3	2.8				Space for Advertising			
GA/03	12	2.8				Space for Advertising			
GA/04	6.2	2.8				Space for Advertising			
GA/05	23.5	2.8				Space for Advertising			

Note:

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All GI Areas measured in accordance with RICS Code of Measuring Practice.

Areas and Dimensions are for guidance only and subject to further design development.

For all BTP details please refer to separate BTP schedule

NOTE: THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH DRAWING NO AL-002

Rev. 01

SCHEDULE C4
COMPREHENSIVE BREAKDOWN OF ALL STATION ACCOMMODATION AREA

SECOND FLOOR AREAS

Unit	F	D	Second Floor		Tenant / Use	Rent	Notes
	Approx. m	Approx. m	GIA	NIA		Eps	
2/01	-	-	95	subject to fit out	GNER Core Accommodation		formerly located in 2/50 (part) to 2/53 inclusive.
2/02	-	-	32	subject to fit out	GNER Core Accommodation		formerly located in 2/50 (part) to 2/53 inclusive.
2/03	-	-	32	subject to fit out	GNER Core Accommodation		formerly located in 2/50 (part) to 2/53 inclusive.
2/04	-	-	28	subject to fit out	GNER Core Accommodation		formerly located in 2/50 (part) to 2/53 inclusive.
2/05	-	-	26	26	Office Space		Tenant TBC by NR
2/06	-	-	6	6	Office Space		Tenant TBC by NR
2/07	-	-	10	na	Staff Stair Case to First Floor		
2/08	-	-	16	16	Office Space		Tenant TBC by NR
2/09	-	-	13	subject to fit out	Interim Waste Storage		
2/10	-	-	51	51	Office Space		Tenant TBC by NR
2/11	-	-	32	32	Office Space		Tenant TBC by NR
2/12	-	-	35	na	Western Range Southern Wing Stair & Lift Core for Access to all Levels (Private)		
2/13	-	-	32	na	Staff WC's Southern Wing Western Range		
2/14	-	-	65	65	Office Space		Tenant TBC by NR
2/15	-	-	65	65	Office Space		Tenant TBC by NR
2/16	-	-	9	na	Plant Room for Smoke Extract Riser		
2/17	-	-	5	na	Mobility Impaired WC		
2/18	-	-	30	30	Office Space		Tenant TBC by NR
2/19	-	-	30	subject to fit out	Lift Core for Goods Lift and Mobility Impaired Person		
2/20	-	-	31	31	Office Space		Tenant TBC by NR
2/21	-	-	30	30	Office Space		Tenant TBC by NR
2/22	-	-	295	295	Office Space		Tenant TBC by NR
2/23	-	-	33	na	Services		
2/24	-	-	65	subject to fit out	Supervisor's Office		
2/25	-	-	68	subject to fit out	TOC (Train Operations Rooms)		
2/26	-	-	33	subject to fit out	CER (Communication Equipment Room)		
2/27	-	-	18	subject to fit out	Staff Room		

Unit	F	D	Second Floor		Tenant / Use	Rent	Notes
	Approx. m	Approx. m	GIA	NIA (lettable)		Eps	
2/28	-	-	33	subject to fit out	Station Manager's Offices		
2/29	-	-	17	subject to fit out	Interim Waste Room		
2/30	-	-	40	na	Stair & Lift to all Levels in Western Range (Private)		
2/31	-	-	30	na	Staff WC's Northern Wing Western Range		
2/32	-	-	32	subject to fit out	Station Manager's Offices		
2/33	-	-	33	subject to fit out	Station Manager's Offices		
2/34	-	-	27	subject to fit out	Station Manager's Offices		
2/35	-	-	38	subject to fit out	Station Manager's Offices		
2/36	-	-	27	subject to fit out	WAGN Core Accommodation		Formerly located in 1/54 and Northern Building
2/37	-	-	23	subject to fit out	WAGN Core Accommodation		Formerly located in 1/54 and Northern Building
2/38	-	-	26	subject to fit out	WAGN Core Accommodation		Formerly located in 1/54 and Northern Building
2/39	-	-	28	subject to fit out	WAGN Core Accommodation		Formerly located in 1/54 and Northern Building
2/40	-	-	29	subject to fit out	WAGN Core Accommodation		Formerly located in 1/54 and Northern Building
2/41	-	-	11	subject to fit out	Lift Lobby and Lift		
2/42	-	-	19	na	Stair to First and Third Floor (Private)		Storage Space behind.
2/43	-	-	430	subject to fit out	WAGN Core Accommodation		Part of formerly located in Northern Building
2/44	-	-	18	na	Storage		
2/45	-	-	4.5	na	Lift Lobby for Staff Lift to all Levels. Private.		
2/46	-	-	22	subject to fit out	Stair to all Levels. Private.		
2/47	-	-	30	na	Staff WC's		
2/48	-	-	32	subject to fit out	ASLEF		
2/49	-	-	48	subject to fit out	Services Plant Room		
2/50	-	-	205	subject to fit out	OBS Offices		Part of formerly GNER; relocated to South Wing this floor
2/51	-	-	15	na	Escape Stair to First and Ground Floor. Private.		Formerly GNER; relocated to South Wing this floor
2/52	-	-	60	subject to fit out	OBS Offices		Formerly GNER; relocated to South Wing this floor
2/53	-	-	41	subject to fit out	OBS Offices		Formerly GNER; relocated to South Wing this floor
2/54	-	-	27	subject to fit out	BTP Offices		Part of BTP facility located in St. Pancras Station

Unit	F	D	Second Floor		Tenant / Use	Rent	Notes
	Approx. m	Approx. m	GIA	NIA (lettable)		Eps	
2/55	-	-	28	subject to fit out	BTP Offices		Mezzanine; between Second and Third Floor.
2/56	-	-	22	na	BTP Offices		Mezzanine; between Second and Third Floor.
2/57	-	-	22	na	BTP Offices		Mezzanine; between Second and Third Floor.
2/58	-	-	23	na	Lift Core to all Levels		Mezzanine; between Second and Third Floor.
2/59	-	-	28	na	BTP WC's		Mezzanine; between Second and Third Floor.
2/60	-	-	13	na	Stair to First Floor		Mezzanine; between Second and Third Floor.
2/61	-	-	10	na	Staff Staircase to Mezzanine & Second Floor		
2/62	-	-	11	na	Interim Waste Room		

Note:
All GI Areas measured on a room-by-room basis.
All GI Areas measured in accordance with RICS Code of Measuring Practice.
Areas and Dimensions are for guidance only and subject to further design development.
For all lift details please refer to separate lift schedule.

NOTE: THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH DRAWING NO AL-003

Rev. 01

SCHEDULE C5
COMPREHENSIVE BREAKDOWN OF ALL STATION ACCOMMODATION AREA.

THIRD FLOOR AREAS

Unit	F	D	Third Floor		Tenant / Use	Rent	Notes
	Approx m	Approx m	GIA	NIA		£pa	
3/01	-	-	62	na	LUL Plant Access		
3/02	-	-	170	na	NR Plant		
3/03	-	-	31	31	Office Space		Tenant TBC by NR Propose Office for Maintenance Staff
3/04	-	-	18	18	Office Space		Tenant TBC by NR Propose Office for Maintenance Staff
3/05	-	-	32	32	Boiler		
3/06	-	-	17	17	Boiler		
3/07	-	-	29	na	Stair & Lift to all Levels in Western Range (Private)		
3/08	-	-	30	na	Staff W.C.S		
3/09	-	-	34	34	Office Space		Tenant TBC by NR
3/10	-	-	32	32	Office Space		Tenant TBC by NR
3/11	-	-	37	37	Office Space		Tenant TBC by NR
3/12	-	-	37	37	Office Space		Tenant TBC by NR
3/13	-	-	28	28	Office Space		Tenant TBC by NR
3/14	-	-	26	26	Office Space		Tenant TBC by NR
3/15	-	-	24	24	Office Space		Tenant TBC by NR
3/16	-	-	23	23	Office Space		Tenant TBC by NR
3/17	-	-	28	28	Office Space		Tenant TBC by NR
3/18	-	-	24	subject to fit out	Office Space Lift Access		
3/19	-	-	13	subject to fit out	Stair to First Floor Level		
3/20	-	-	16	na	Stair Access To Plant Area		
3/21	-	-	13	na	Plant / Services		
3/22	-	-	28	na	Plant / Services		
3/23	-	-	27	na	Lift J Overrun		
3/24	-	-	30	na	Plant / Services		
3/25	-	-	27	na	Plant / Services & Access To Roof Plant		

Note:
All GI Areas area measured on a room-by-room basis.
All GI Areas measured in accordance with RICS Code of Measuring Practice.
Areas and Dimensions are for guidance only and subject to detailed further development.
For all lift details please refer to separate lift schedule