

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			£pa	
			GIA	NIA (lettable)	GIA	NIA (lettable)			
SB/01	-	-	1185	na	-	-	Loading Bay		Area includes loading dock and vehicle maneuvering area.
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	-	-	85	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	-	-	LUL EDF Room		
SB/12	-	-	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:
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 in the Design Statement.

Unit	F	D	Sub-Basement		Basement		Tenant / Use	Rent	Notes
	Approx. m	Approx. m	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/21	-	-	-	-	13	na	OBS Facility		Layout to be confirmed
B/22	-	-	-	-	25	na	OBS Facilities		Layout to be confirmed
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			£pa	
			GIA	NIA (lettable)	GIA	NIA (lettable)			
B/26	-	-	-	-		subject to fit out	Main Goods Lift F		Area measured includes entire room.
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-00G

SCHEDULE C2
COMPREHENSIVE BREAKDOWN OF ALL STATION ACCOMMODATION AREAS

GROUND FLOOR AREAS

Unit	F	D	Ground Floor Area m²		Tenant / Use	Rent	Notes
	Approx. m	Approx. m				£pa	
			GIA (usable)	NIA (lettable)			
CG/01	14	14 & 21	250	na	Supermarket	OMITTED	Currently no area allocated for back of house. Please confirm.
CG/02	7.0 & 3.5	5.8	29	subject to fit out	Retail	OMITTED	Demise Line of Block A1 & Ownership of Unit CG/01 & CG/02 to be confirmed.
CG/03	-	-	9	-	Shared Access/Escape to Basement Loading Bay	OMITTED	Demise Line of Block A1 & Ownership of Unit CG/01 & CG/02 to be confirmed.
CG/04	-	-	25	-	Lobby and holding area to goods lifts and stair		
CG/04A	-	-	80	-	Section 12 Lobby		Agreed between NR and LUL
CG/05	10	5.5 (varies)	42	subject to fit out	Retail/Catering		Unit Type TBC
CG/06	5.5	6	35	subject to fit out	Retail/Catering		Unit Type TBC
CG/07	-	-	13	na	Interim Waste Room		
CG/08	-	-	22	na	Switchboard for Concourse Ground and Mezzanine		
CG/09	-	-	6	na	2 x Cash Machines		
CG/10	-	-	13	na	Protected Fire Escape Stair from mezzanine		
CG/11 a	12	15 & 23 (varies)	285	subject to fit out	Retail		Unit Type TBC
CG/11 b	6	15	93	subject to fit out	Retail		Unit Type TBC
CG/11 c	12	15	188	subject to fit out	Retail		Unit Type TBC
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/14	5.5	6	35	subject to fit out	Retail/Catering		Unit Type TBC
CG/15	9.5	14 (varies)	177	subject to fit out	Retail/Catering		Unit Type TBC
CG/16	-	-	10	na	Interim Waste Room		
CG/17	-	-	6	na	2 x Cash Machines		
CG/18	-	-	13	na	Protected Fire Escape Stair from mezzanine		
CG/19	-	-	na	na	MIP Lift Concourse to Mezz. Level		
CG/20	-	-	na	8	Lift Motor Room		
CG/21	-	-	na	5.5	Concourse Retail Barrows		Size and Type of Units TBC.
CG/22	-	-	na	5.5	Concourse Retail Barrows		Size and Type of Units TBC.
CG/23	-	-	na	5.5	Concourse Retail Barrows		Size and Type of Units TBC.
CG/24	-	-	na	5.5	Concourse Retail Barrows		Size and Type of Units TBC.
CG/25	-	-	na	5.5	Concourse Retail Barrows		Size and Type of Units TBC.
CG/26	-	-	na	5.5	Concourse Retail Barrows		Size and Type of Units TBC.

Unit	F	D	Ground Floor Area m²		Tenant / Use	Rent	Notes
	Approx. m	Approx. m				£pa	
			GIA (usable)	NIA (lettable)			
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/03	4.5	15	83	subject to fit out	Retail/Catering		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/03a	-	-	50	subject to fit out	Mezzanine Storage to Unit G/03		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/04	4.5	15	85	subject to fit out	Retail/Catering		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/04a	-	-	50	subject to fit out	Mezzanine Storage to Unit G/04		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/05	-	-	32	subject to fit out	Ticket Office Back -of-House		
G/06	-	-	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/12	4	15	80	subject to fit out	Proposed Bureau de Change & Hotel Travel		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/12a	-	-	45	subject to fit out	Mezzanine Storage to Unit G/12		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/13	-	-	36	subject to fit out	Back-of House to G/12		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/14	-	-	36	subject to fit out	Back-of House to G/15		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/15	7.5	15	125	subject to fit out	Retail/Catering		Unit Type TBC (area of mezzanine maybe restricted by services for unit)
G/15a	-	-	70	subject to fit out	Mezzanine Storage to Unit G/15		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	D	Ground Floor Area m²		Tenant / Use	Rent	Notes
	Approx. m	Approx. m				£pa	
			GIA (usable)	NIA (lettable)			
G/25	-	-	27	na	BTP Back-of-House		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/5 and G/52
G/27	10	varies	347	subject to fit out	Left Luggage		Includes Luggage Shop
G/28	-	-	27	na	Public Access Stair 7 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/31	7	25	200	subject to fit out	Retail/Catering		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.
G/45	-	-	6	na	1 No. Cash Machine		
G/46	9	2.5	18	na	Retail/Catering		Unit Type TBC. Storage Space above subject to detailed design development.
G/47	-	-	6	na	1 No. Cash Machine		
G/48	9	2.5	18	na	Retail/Catering		Unit Type TBC. Storage Space above subject to detailed design development.

Unit	F	D	Ground Floor Area m²		Tenant / Use	Rent	Notes
	Approx. m	Approx. m				£pa	
			GIA (usable)	NIA (lettable)			
G/49	-	-	6	na	1 No. Cash Machine		
G/50	9	2.5	18	na	Retail/Catering		Unit Type TBC. Storage Space above subject to detailed design development.
G/51	-	-	6	na	1 No. Cash Machine		
G/52	9	2.5	18	na	Retail/Catering		Unit Type TBC. Storage Space above subject to detailed design development.
G/53	-	-	na	na	Cycle Parking		Cycle Stands for 10 Bikes.
G/54	-	-	na	na	Cycle Parking		Cycle Stands for 24 Bikes.
G/54a	-	-	na	na	Cycle Parking		Cycle Stands for 24 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	OMITTED	
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:
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 in the Design Statement.

NOTE: THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH DRAWING NO AL-001, AL-001-N, AL-001-C, AL-001-S

Rev. 03

SCHEDULE C3
COMPREHENSIVE BREAKDOWN OF ALL STATION ACCOMMODATION AREAS

FIRST FLOOR AREAS

Unit	F Approx. m	D Approx. m	First Floor Area m²		Tenant / Use	Rent	Notes
			GIA (usable)	NIA (lettable)		£pa	
M1/01	-	-	5	na	Cleaner's Store		
M1/02	-	-	30	na	Holding Bays / Refuse Area		
M1/03	-	-	198	na	Service Corridor		
M1/04	-	-	-	subject to fit out	Fire Escape Stair and Refuge to Ground Level		
M1/05	6	5	46	subject to fit out	Retail / Catering		Unit Type TBC. headroom for mezzanine due to high level service ducts. No
M1/06	4.5	9	26	subject to fit out	Retail / Catering		Unit Type TBC. headroom for mezzanine due to high level service ducts. No
M1/06a	-	-	34	subject to fit out	Storage/Back-of-House to M1/06		Devision line between back-of-house and front of-house indicative.
M1/07	13	9	60	subject to fit out	Retail / Catering		Unit Type TBC. headroom for mezzanine due to high level service ducts. No
M1/07a	-	-	60	subject to fit out	Storage/Back-of-House to M1/07		Devision line between back-of-house and front of-house indicative.
M1/08	-	-	48	subject to fit out	Public Lift / Lobby to NR and LUL Concourse		
M1/09	10	9	48	subject to fit out	Retail / Catering		Unit Type TBC. headroom for mezzanine due to high level service ducts. No
M1/09a	-	-	61	subject to fit out	Storage/Back-of-House to M1/09		Devision line between back-of-house and front of-house indicative.
M1/10	6.5	9	30	na	Retail / Catering		Unit Type TBC. headroom for mezzanine due to high level service ducts. No
M1/10a	-	-	34	subject to fit out	Storage/Back-of-House to M1/10a		Devision line between back-of-house and front of-house indicative.
M1/11	-	-	-	na	Fire Escape Stair to Ground Level		
M1/12	4	9	32	subject to fit out	Retail / Catering		Unit Type TBC. headroom for mezzanine due to high level service ducts. No
M1/12a	-	-	37	subject to fit out	Storage/Back-of-House to M1/12a		Devision line between back-of-house and front of-house indicative.
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.

	Width Approx.	Height Approx.				
M1/A	6	1.8			Unit Fascia & Space for Advertising over Unit M1/05	Exact area for advertisement subject to detailed design development
M2/A	6.5	1.8			Unit Fascia & Space for Advertising over Unit M1/06	Exact area for advertisement subject to detailed design development
M3/A	13	1.8			Unit Fascia & Space for Advertising over Unit M1/07	Exact area for advertisement subject to detailed design development
M4/A	10.5	1.8			Unit Fascia & Space for Advertising over Unit M1/09	Exact area for advertisement subject to detailed design development
M5/A	6.5	1.8			Unit Fascia & Space for Advertising over Unit M1/10	Exact area for advertisement subject to detailed design development
M6/A	3.5	1.8			Unit Fascia & 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		Only in designated areas.
-------------------------------------------------------------------------------------------------	--	---------------------------

Unit	F Approx. m	D Approx. m	First Floor Area m²		Tenant / Use	Rent	Notes
			GIA (usable)	NIA (lettable)		£pa	
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 Toilet 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		Mezzanine; between First and Second Floor.
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 Approx. m	D Approx. m	First Floor Area m²		Tenant / Use	Rent	Notes
			GIA (usable)	NIA (lettable)		£pa	
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		
1/27	-	-	16	subject to fit out	1st Class Passenger Lounge Kitchen		
1/28	-	-	34	subject to fit out	1st Class Passenger Lounge WC's		
1/29	-	-	22	subject to fit out	1st Class Passenger Lounge back-of-House		
1/30	-	-	18	subject to fit out	1st Class Passenger Lounge Platform 1-8 Connection		
1/31	-	-	31	na	Staff WC		
1/32	-	-	40	na	Main NR Stairs & Lift to all levels in Western Range North Wing. Private		
1/33	-	-	na	na	Bridge Link Connection to Platforms 1-8		
1/34	-	-	38	na	Main Goods Lift F		
1/35	-	-	38	subject to fit out	Pub Back-of-House		
1/36	-	-	30	subject to fit out	Pub Back-of-House		
1/37	-	-	26	subject to fit out	Pub Back-of-House		
1/38	-	-	28	subject to fit out	Pub Back-of-House		
1/39	-	-	29	na	Goods Lift		
1/40	-	-	415	subject to fit out	Main Pub Area		
1/41	-	-	30	na	Pub WC's		
1/42	-	-	124	na	Pub Balcony		
1/43	-	-	22	na	Public Access Stair & Lift Core to First Floor Only. Basement and All other Floors Private		
1/44	-	-	49	na	Stair serving First, Second and Third Floor		
1/45	-	-	20	na	Stair to all Levels. Private.		
1/46	-	-	4		Lift Lobby for Staff Lift to all Levels		
1/47	-	-	18		Storage Space		
1/48	-	-	49	subject to fit out	Hull Trains		
1/49	-	-	31	na	RTIS		
1/50	-	-	137	subject to fit out	WAGN Core Accommodation		

Unit	F Approx. m	D Approx. m	First Floor Area m²		Tenant / Use	Rent
			GIA (usable)	NIA (lettable)		£pa
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	Gate Line Assistance Pod (Platform 8 Link)	

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 in the Design Statement.

NOTE: THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH DRAWING NO AL-002, AL_002-N, AL-002-C, AL-002-S

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	Area m²			£pa	
			GIA	NIA			
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	Area m²			£pa	
			GIA	NIA (lettable)			
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		Rest of BTP facility located in St. Pancras Station

Unit	F	D	Second Floor		Tenant / Use	Rent	Notes
	Approx.	Approx.	Area m ²			£pa	
	m	m					
			GIA	NIA (lettable)			
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 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 in the Design Statement.

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

Rev. 01

SCHEDULE C5
COMPREHENSIVE BREAKDOWN OF ALL STATION ACCOMMODATION AREA.

THIRD FLOOR AREAS

Unit	F	D	Third Floor Area m²		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 WC'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 in the Design Statement.