

Schedule of Areas

Document: 790-6-04 Schedule of Areas - As Existing & Proposed

Date: 03-Aug-16

Revision: D

Project: 11-12 Grenville Street, London,
WC1



SCHEDULE OF GROSS INTERNAL AREAS (APPROXIMATE) *

EXISTING		sqm	sqft
Commercial - A3	GROUND FLOOR - A3	51	540
	BASEMENT - A3	62	660
Commercial - A1	GROUND FLOOR - A1	15	160
Commercial - B1	GROUND FLOOR	7	70
	FIRST FLOOR	94	1010
	SECOND FLOOR	95	1020
	THIRD FLOOR	92	990
	Garage	GROUND FLOOR - Demised to A3 unit	23
TOTAL		439	4690

PROPOSED		sqm	sqft
Commercial A1/A3	GROUND FLOOR	51	540
	BASEMENT	71	760
Residential	UNIT 1 2 Bedroom Mews House	96	1030
	UNIT 2 2 Bedroom Maisonette	93	1000
	UNIT 3 1 Bedroom Apartment	51	540
	UNIT 4 1 Bedroom Apartment	52	550
	UNIT 5 2 Bedroom Apartment	93	1000
	UNIT 6 1 Bedroom Apartment	50	530
Common Parts		38	400
TOTAL		595	6350

This schedule has been prepared from, and should be read in conjunction with the following drawings: 790(01)100-104 & 790(01)600-606

General Notes:

1 Floor areas have been calculated from our computer model in accordance with the RICS/ISVA Code of Measuring Practice, 6th Edition, 2007 using the stated options NIA, GIA, GEA.

2 All areas are approximate and relate to the likely floor areas at the current state of the design. Any decisions to be made on the basis of these approximate areas, whether as to project viability, pre-letting, lease or sale agreements and the like, should make allowance for the following: (a) Design development; (b) Site conditions; (c) Accuracy of measured surveys; (d) Construction methods and building tolerances; (e) Local Authority and Statutory consents; (f) Legal covenants & restrictions.

3 Areas are in square metres and are given to the nearest square metre. Imperial equivalents in square feet are shown in brackets using a conversion factor of 1m² = 10.764 sq ft. and are given to the nearest ten square feet.