

Area Schedule

EMRYS Project: Kingsway House, 103 Kingsway, WC2
 Reference: 1415
 File Code: 1415 9.13 SCH 002 - Area schedule

Date: 17.05.2016
 Revision: **P02 - 27.09.2106 - Planning Revision**

Notes:
 ALL Areas subject to tolerance due to existing tenant obstructions & inaccessible areas
 All areas are based on Greenhatch survey dated November 2014 & GMS Ltd areas schedule dated

EXISTING AREAS - KINGSWAY HOUSE

	TYPE	GEA		NIA		GIA	
		(SQF)	(M2)	(SQF)	(M2)	(SQF)	(M2)
Kingsway House - Lower Ground	Retail (Café Don Q)	936	87	851	79	4971	462
	Retail (Eat)	215	20	161	15		
	Shared (A3/A1/B1)	291	27	-	-		
	Office (B1)	3744	348	1260	117		
Kingsway House - Ground	Retail (Starbucks)	1076	100	681	63	4121	383
	Retail (Eat)	1571	146	1046	97		
	Retail (Café Don Q)	495	46	283	26		
	Shared (A3/A1/B1)	484	45	-	-		
	Office (B1)	710	66	-	-		
Kingsway House - 1st Floor	Office (B1)	4250	395	2908	270	3755	349
Kingsway House - 2nd Floor	Office (B1)	4261	396	2342	218	3777	351
Kingsway House - 3rd Floor	Office (B1)	4390	408	3005	279	3874	360
Kingsway House - 4th Floor	Office (B1)	4412	410	3007	279	3960	368
Kingsway House - 5th Floor	Office (B1)	4293	399	2441	227	3820	355
Kingsway House - 6th Floor	Office (B1)	3927	365	2571	239	3572	332
Kingsway House - 7th Floor	Office (B1)	3346	311	2245	209	2937	273
Kingsway House - 8th Floor / Roof	Landlord	678	63	0	0	559.52	52
		39080	3632	22801	2119	35347	3285

PROPOSED AREAS - KINGSWAY HOUSE

	TYPE	GEA		NIA		GIA	
		(SQF)	(M2)	(SQF)	(M2)	(SQF)	(M2)
Kingsway House - Lower Ground	Retail Unit 1	2486	231	1453	135	4971	462
	Retail Unit 2			893	83		
	Shared (A3/A1/B1)			-	-		
Kingsway House - Ground	Retail Unit 1	2722	253	1356	126	4067	378
	Retail Unit 2			1033	96		
	Shared (A3/A1/B1)			592	55		
	Office (B1) Reception			1022	95		
Kingsway House - 1st Floor	Office (B1)	4369	406	3282	305	3917	364
Kingsway House - 2nd Floor	Office (B1)	4369	406	3314	308	3938	366
Kingsway House - 3rd Floor	Office (B1)	4498	418	3443	320	4067	378
Kingsway House - 4th Floor	Office (B1)	4541	422	3314	308	3938	366
Kingsway House - 5th Floor	Office (B1)	4433	412	3346	311	3981	370
Kingsway House - 6th Floor	Office (B1)	4046	376	3067	285	3691	343
Kingsway House - 7th Floor	Office (B1)	3669	341	2615	243	3239	301
Kingsway House - 8th Floor	Office (B1)	2044	190	1345	125	1915	178
		41437	3851	29235	2717	37725	3506

EXISTING - GEA USE

	Retail (A1/A3)		Office (B1)		Shared (A3/A1/B1)	
	(SQF)	(M2)	(SQF)	(M2)	(SQF)	(M2)
Kingsway House - Lower Ground	1151	107	3744	348	291	27
Kingsway House - Ground	3142	292	710	66	484	45
Kingsway House - 1st Floor	-	-	4250	395	-	-
Kingsway House - 2nd Floor	-	-	4261	396	-	-
Kingsway House - 3rd Floor	-	-	4390	408	-	-
Kingsway House - 4th Floor	-	-	4412	410	-	-
Kingsway House - 5th Floor	-	-	4293	399	-	-
Kingsway House - 6th Floor	-	-	3927	365	-	-
Kingsway House - 7th Floor	-	-	3346	311	-	-
Kingsway House - 8th Floor / Roof	-	-	678	63	-	-
	4293	399	34012	3161	775	72

PROPOSED - GEA USE

	Retail (A1/A3)		Office (B1)		Shared (A3/A1/B1)	
	(SQF)	(M2)	(SQF)	(M2)	(SQF)	(M2)
Kingsway House - Lower Ground	2486	231	1786	166	861	80
Kingsway House - Ground	2593	241	1732	161	0	0
Kingsway House - 1st Floor	-	-	4369	406	-	-
Kingsway House - 2nd Floor	-	-	4369	406	-	-
Kingsway House - 3rd Floor	-	-	4498	418	-	-
Kingsway House - 4th Floor	-	-	4541	422	-	-
Kingsway House - 5th Floor	-	-	4433	412	-	-
Kingsway House - 6th Floor	-	-	4046	376	-	-
Kingsway House - 7th Floor	-	-	3669	341	-	-
Kingsway House - 8th Floor / Roof	-	-	2044	190	-	-
	5079	472	35486	3298	861	80

ADDITIONAL GEA AREA

	Retail (A1/A3)		Office (B1)		Shared (A3/A1/B1)	
	(SQF)	(M2)	(SQF)	(M2)	(SQF)	(M2)
ADDITIONAL AREA	785	73	1474	137	86	8