

10-12A St George's Mews			
	Studio Kyson	Valuation Office	Discrepancy
Ground Floor			
Office 1	52.4	Not stated	
Office 2	9.3	Not stated	
Reception	6.5	Not stated	
Total	68.2 sqm	68.38 sqm	0.18 sqm
First Floor			
Office 3	36.5	37.6	1.1 sqm
Office 4	37	Not stated	
Reception	23.7	Not stated	
Total	97.2 sqm	98.3 sqm	1.1 sqm
Second Floor			
Office 5	48.3	Not stated	
Office 6	11.9	Not stated	
Office 7	8.0	Not stated	
Kitchen	6.3	Not stated	
Store	1.9	Not stated	
Total	76.4 sqm	80.1 sqm	3.7 sqm
Cumulative Total	241.8 sqm	246.78 sqm	4.98 sqm

Notes:

1. Toilets and bathrooms are excluded from the VOA measurements and have therefore been excluded by Studio Kyson
2. All measurements are Net Internal Area (NIA).