

# 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: P03 - 06.12..2016 - 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	742	69	0	0	559.52	52
		<b>39145</b>	<b>3638</b>	<b>22801</b>	<b>2119</b>	<b>35347</b>	<b>3285</b>

## 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)	2647	246	-	-		
Kingsway House - Ground	Retail Unit 1	2593	241	1356	126	4067	378
	Retail Unit 2			1033	96		
	Shared (A3/A1/B1)	0	0	-	-		
	Office (B1) Reception	1732	161	775	72		
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)	3981	370	3024	281	3648	339
Kingsway House - 7th Floor	Office (B1)	3572	332	2582	240	3196	297
Kingsway House - 8th Floor	Office (B1)	2044	190	1345	125	1915	178
		<b>41265</b>	<b>3835</b>	<b>29160</b>	<b>2710</b>	<b>37638</b>	<b>3498</b>

## 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	-	-	742	69	-	-
	<b>4293</b>	<b>399</b>	<b>34077</b>	<b>3167</b>	<b>775</b>	<b>72</b>

## 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	-	-	3981	370	-	-
Kingsway House - 7th Floor	-	-	3572	332	-	-
Kingsway House - 8th Floor / Roof	-	-	2044	190	-	-
	<b>5079</b>	<b>472</b>	<b>35325</b>	<b>3283</b>	<b>861</b>	<b>80</b>

## ADDITIONAL GEA AREA

	Retail (A1/A3)		Office (B1)		Shared (A3/A1/B1)	
	(SQF)	(M2)	(SQF)	(M2)	(SQF)	(M2)
ADDITIONAL AREA	785	73	1248	116	86	8