

Bangor Wharf, Georgina Street, London NW1 0QS

33% affordable housing scheme

PINS Ref: APP/X5210/W/16/3165200

Agreed Viability Assumptions for the purpose of the appeal scheme

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DRAFT STATEMENT OF COMMON GROUND ON VIABILITY

Appraisal input	Agreed Assumption
Total Gross Internal Area (GIA) – main building + outbuildings	10,952 sq ft
Total Office GIA Total GIA of main building	8,778 sq ft
Substation	Area excluded from rent calculations and refurbishment cost calculations
Storage Rent per sq ft for outbuildings	£2.50 per sq ft
Aggregate Holding Costs	£182,742
Letting Fees	15.0%
Rent Free Period	12 months
Assumed Lease Length of New Tenancies	5 years
Void Period following refurbishment	6 months



Kyle Gellatly
On behalf of London Borough of Camden



Edward Shakespeare
On behalf of One Housing Group