

SQUIRE & PARTNERS

13081 51-52 Tottenham Court Road

SCHEDULE OF GROSS INTERNAL AREAS

11/10/2017

REV B

Existing

FLOOR	EXISTING USES COMBINED	
	GROSS INTERNAL AREA (GIA)	
	sqm	sqft
Basement	80	861
Retail Unit 1		
Retail Unit 2		
Ground	222	2,390
Retail Unit 1		
Retail Unit 2		
Residential Core		
Office Core		
First	205	2,207
Office Unit 1		
Residential Unit 1		
Residential Unit 2 (Duplex)		
Residential Core		
Office Core		
Second	151	1,625
Office Unit 2		
Residential Unit 2 (Duplex)		
Residential Unit 3		
Residential Core		
Office Core		
Third	108	1,163
Office Unit 3		
Residential Unit 4		
Residential Core		
Office Core		
Fourth Floor Core	3	32
Total	769	8,278

Note:

Lightwell included in accordance with RICS Code of Measuring Practice (2007) 2.3. p. 12.

Existing Areas based on information supplied by Stuart Henley & Partners.

EXISTING USES BY UNIT							
RETAIL		OFFICE		RESIDENTIAL		CORES	
GIA		GIA		GIA		GIA	
sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
33	355						
47	506						
107	1,152						
103	1,109						
						9	97
						3	32
		76	818				
				64	689		
				45	484		
						12	129
						8	86
		35	377				
				36	388		
				65	700		
						7	75
						8	86
		38	409				
				62	667		
						4	43
						4	43
						3	32
290	3,122	149	1,604	272	2,928	58	624

Residential Unit 2 Duplex Total GIA 81 Sqm / 872 Sqft

Proposed

FLOOR	PROPOSED USES COMBINED	
	GROSS INTERNAL AREA (GIA)	
	sqm	sqft
Basement	193	2,077
Retail Unit 1		
Office Cycle & Refuse		
Residential Cycle Store & Refuse		
Shared Core		
Ground	220	2,368
Retail Unit 1		
Shared Core		
First	253	2,723
Office Unit 1		
Residential Unit 1		
Residential Unit 2 (Duplex)		
Shared Core		
Second	252	2,713
Office Unit 2		
Residential Unit 2 (Duplex)		
Residential Unit 3		
Shared Core		
Third	231	2,486
Office Unit 3		
Residential Unit 4		
Shared Core		
Fourth	183	1,970
Residential Unit 5		
Shared Core		
Total	1,332	14,338

Totals Inc. Core

Gain	563	6,080
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RETAIL		OFFICE		RESIDENTIAL		RESI / OFFICE CORE	
GIA		GIA		GIA		GIA	
sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
110	1,184						
		18	194				
				17	183		
						48	517
174	1,873						
						46	495
		112	1,206				
				72	775		
				31	334		
						38	409
		114	1,227				
				30	323		
				72	775		
						36	388
		93	1,001				
				107	1,152		
						31	334
				164	1,765		
						19	205
284	3,057	337	3,627	493	5,307	218	2347

446	4,801	602	6,480
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-	6	-	65	188	2,024	221	2,379	180	1722
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Note:

Proposed areas based on existing building drawings and subject to full survey.

Areas are approximate only and subject to change through planning, design and development of the approval

Shared Core Areas are subdivided proportionally between uses by area percentage.

Areas are in accordance with RICS (2007)

Residential Unit 2 Duplex Total GIA 61 Sqm / 657 Sqft