

DRAFT

Proposed Amount

Proposed Area Summary	
B1 Office (NIA)	555 sqm / 6,000 sqft
B1 Jewellery Workshop (NIA)	186 sqm / 2,000 sqft
A1 Retail / B1 Office (NIA)	90 sqm / 1,000 sqft
Total (GIA)	1,151 sqm / 12,400 sqft
Total (GEA)	1,285 sqm / 13,800 sqft

Existing Area Summary	
B1 Office (NIA)	276 sqm / 3,000 sqft
B1 Jewellery Workshop (NIA)	171 sqm / 1,800 sqft
A1 Retail /A3 Cafe (NIA)	135 sqm / 1,500 sqft
Total (GIA)	914 sqm / 9,800 sqft
Total (GEA)	1,029 sqm / 11,100 sqft

Net Internal Area (NIA) Breakdown By Floor and Use Class

Floor	Use	Area	Existing sqm	sqft	Proposed sqm	sqft
-1	B1 Jewellery Workshop	NIA	62	700	186	2,000
-1	B1 Office	NIA	14	200	0	0
-1	A1 Retail/A3 Café/B1 Office	NIA	41	400	0	0
-1	Amenity		46	500	0	0
-1	Plant		2	0	10	100
0	B1 Office	NIA	15	200	0	0
0	B1 Jewellery Workshop	NIA	18	200	0	0
0	A1 Retail/A3 Café/B1 Office	NIA	94	1,000	90	1,000
0	Amenity		2	0	45	500
0	Reception		0	0	20	200
1	B1 Office	NIA	92	1,000	148	1,600
1	B1 Jewellery Workshop	NIA	22	200	0	0
2	B1 Office	NIA	79	900	148	1,600
2	B1 Jewellery Workshop	NIA	35	400	0	0
2	Amenity		2	0	0	0
3	B1 Office	NIA	76	800	132	1,400
3	B1 Jewellery Workshop	NIA	34	400	0	0
3	Amenity		11	100	0	0
4	B1 Office	NIA	0	0	93	1,000
5	B1 Office	NIA	0	0	34	400

Gross Internal Area (GIA) Breakdown By Floor

Floor	Area	Existing sqm	sqft	Proposed sqm	sqft
-1	GIA	230	2,500	230	2,500
0	GIA	185	2,000	187	2,000
1	GIA	164	1,800	188	2,000
2	GIA	164	1,800	188	2,000
3	GIA	164	1,800	188	2,000
4	GIA	7	100	128	1,400
5	GIA	0	0	42	500

Gross External Area (GEA) Breakdown By Floor

Floor	Area	Existing sqm	sqft	Proposed sqm	sqft	Change
-1	GEA	252	2,700	252	2,700	
0	GEA	206	2,200	208	2,200	
1	GEA	187	2,000	209	2,200	
2	GEA	187	2,000	209	2,200	
3	GEA	187	2,000	209	2,200	
4	GEA	10	100	143	1,500	133
5	GEA	0	0	55	600	55

Notes:

1. These areas have been prepared for our client, Belmont Jewellery Co. Ltd, are approximate only and have been measured from drawings based on measured survey by Sumo Surveys. The base for these drawings is record information prepared by others, who be verified. Do not scale from drawings.
2. All areas are approximate and subject to survey verification by RICS accredited measurement professionals.
3. Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) are measured and calculated generally in accordance with RICS Code of Measuring Practice. These areas should, however, be verified by an RICS accredited measurement professional.
4. Areas have been calculated in metric units to the nearest square metre and converted to square feet using the conversion factor rounded to the nearest 100 square feet.
5. Construction tolerances, workmanship and design by others may affect the stated areas.
6. The existing building may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas.

All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, cost, or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.