New City Court | Area Schedule
07 July 2021

Metric

Level	Tower			Georgian Terraces			Keats House			GIA Across All Areas (Tower, Georgian Terraces and Keats House)							GEA Across All Areas (Tower, Georgian Terraces and Keats House)							
	TOTAL NIA	Tower GIA	Tower GEA Total	NIA	GIA	GEA	NIA	GIA	GEA	GIA Office	GIA Affordable Workspace	GIA Flexible Office/Retail	GIA Food & Drink	GIA Shared Garden Access	GIA Shared Facilities		Total GIA	GEA Office	GEA Affordable Workspace	GEA Flexible Office/Retail	GEA Food & Drink	GEA Shared Garden Access	GEA Shared Facilities		GEA Total
	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²		m²	m²	m²	m²	m²	m²	m²		m²
B2	-	2,389	2,678												2,389		2,389						2,678		2,678
B1	-	2,598	2,683	197	303	362				-	303				2,598		2,901		362				2,683		3,045
G	144	1,556	1,617	191	308	371	56	108	136	921	364	144		50	493		1,972	931	442	157		58	536		2,124
MZ	678	1,404	1,466	241	330	382	52	79	95	1,247	382	184					1,813	1,265	477	201					1,943
1	1,044	1,509	1,590	247	336	392	99	105	128		1,950						1,950		2,110						2,110
2	1,040	1,509	1,590	244	295	340	100	105	128		1,909						1,909		2,058						2,058
3	1,473	1,970	2,068							1,970							1,970	2,068							2,068
4	1,479	1,970	2,068							1,970							1,970	2,068							2,068
5	1,479	1,970	2,068							1,970							1,970	2,068							2,068
6	1,479	1,970	2,068							1,970							1,970	2,068							2,068
7	1,479	1,970	2,068							1,970							1,970	2,068							2,068
8	1,479	1,970	2,068							1,970							1,970	2,068							2,068
9	1,479	1,970	2,068							1,970							1,970	2,068							2,068
10	1,478	1,970	2,068							1,970							1,970	2,068							2,068
11	1,478	1,970	2,068							1,970							1,970	2,068							2,068
12	1,478	1,970	2,068							1,970							1,970	2,068							2,068
13	1,478	1,970	2,068							1,970							1,970	2,068							2,068
14	1,421	1,970	2,068							1,970							1,970	2,068							2,068
15	1,472	1,970	2,068							1,970							1,970	2,068							2,068
16	1,530	1,970	2,068							1,970							1,970	2,068							2,068
17	1,532	1,970	2,068							1,970							1,970	2,068							2,068
18	1,532	1,970	2,068							1,970							1,970	2,068							2,068
19	1,532	1,970	2,068							1,970							1,970	2,068							2,068
20	1,532	1,970	2,068							1,970							1,970	2,068							2,068
21	1,532	1,970	2,068							1,970							1,970	2,068							2,068
22	1,532	1,970	2,068							1,970							1,970	2,068							2,068
23	1,532	1,970	2,068							1,970							1,970	2,068							2,068
24	339	987	1,168							515			339	133			987	676			356	136			1,168
25	75	170	216							88			82				170	122			94				216
Roof	-																								0
TOTAL	34,726	53,492	56,436	1,120	1,572	1,847	307	397	487	44,141	4,908	328	421	183	5,480		55,461	46,422	5,449	358	450	194	5,897		58,770

Imperial

Level	Tower			Georgian Terraces			Keats House			GIA Across All Areas (Tower, Georgian Terraces and Keats House)							GEA Across All Areas (Tower, Georgian Terraces and Keats House)							
	TOTAL NIA	Tower GIA	Tower GEA Total	NIA	GIA	GEA	NIA	GIA	GEA	GIA Office	GIA Affordable Workspace	GIA Flexible Office/Retail	GIA Food & Drink	GIA Shared Garden Access	GIA Shared Facilities		Total GIA	GEA Office	GEA Affordable Workspace	GEA Flexible Office/Retail	GEA Food & Drink	GEA Shared Garden Access	GEA Shared Facilities		GEA Total
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²		ft²	ft²	ft²	ft²	ft²	ft²	ft²		ft²
B2	-	25,715	28,826	-	-	-				-	-	-	-	-	25,715		25,715	0	0	0	0	0	28,826		28,826
B1	-	27,965	28,880	2,120	3,261	3,897				-	3,261	-	-	-	27,965		31,226	0	3,897	0	0	0	28,880		32,776
G	1,550	16,749	17,402	2,056	3,315	3,993	607	1,164	1,464	9,915	3,918	1,550	-	538	5,307		21,228	10,018	4,758	1,690	0	624	5,769		22,859
MZ	7,298	15,113	15,780	2,594	3,552	4,112	560	850	1,023	13,423	4,112	1,981	-	-	-		19,515	13,616	5,134	2,164	0	0	0		20,914
1	11,238	16,243	17,115	2,659	3,617	4,219	1,066	1,130	1,378	-	20,990	-	-	-	-		20,990	0	22,712	0	0	0	0		22,712
2	11,194	16,243	17,115	2,626	3,175	3,660	1,076	1,130	1,378	-	20,548	-	-	-	-		20,548	0	22,152	0	0	0	0		22,152
3	15,855	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
4	15,920	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
5	15,920	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
6	15,920	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
7	15,920	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
8	15,920	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
9	15,920	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
10	15,909	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
11	15,909	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
12	15,909	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
13	15,909	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
14	15,296	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
15	15,844	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
16	16,469	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
17	16,490	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
18	16,490	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
19	16,490	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
20	16,490	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
21	16,490	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
22	16,490	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
23	16,490	21,205	22,260							21,205	-	-	-	-	-		21,205	22,260	0	0	0	0	0		22,260
24	3,649	10,624	12,572							5,543	-	-	3,649	1,432	-		10,624	7,276	0	0	3,832	1,464	0		12,572
25	807	1,830	2,325							947	-	-	883	-	-		1,830	1,313	0	0	1,012	0	0		2,325
Roof	-	-	-							-	-	-	-	-	-		-	0	0	0	0	0	0		0
TOTAL	373,787	575,783	607,468	12,056	16,921	19,881	3,309	4,275	5,242	475,131	52,829	3,531	4,532	1,970	58,986		596,978	499,678	58,652	3,853	4,844	2,088	63,475		632,591

Area Schedule Notes:

- The above area schedule has been measured in accordance with the RICS Code of Measuring Practice 6th Edition
- Net Internal Areas (NIA) do not necessarily equate to net rentable or net saleable areas
- No deductions have been taken from the NIA's as a contingency against core enlarging during design development
- The schedule forms the basis of the cost plan/model only and should not be relied upon for any other purpose
- The area schedule has been measured from the design Freeze drawings issued on 18 June 2021