New City Court | Area Schedule

09 March 2021

Metric

				Tower					Georgian Terraces			Keats House			GIA Across All Areas									
Area	Level	FL to FL	AOD	Office NIA	Affordable WS	Retail NIA	Restaurant	TOTAL NIA	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	TOWER GIA	TOTAL GIA	GEA Retail	GEA Office
		m	m	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²	m²
	B2	4.600				-		-												2,496	2,496	2,496		2,755
	B1	5.050						-	209	303	362				312	303				2,172	2,484	2,787		2,775
																						-		
Lobby	G	4.250	5.000			151		151	193	289	371	-	113	139	825	361	152		70	575	1,581	1,983	161	1,456
	MZ	4.250	9.250	626		188		814	241	330	382	52	56	141	1,221	386	188				1,409	1,795	203	1,414
	1	4.250	13.500		999			999	239	336	382	99	106	129		2,004					1,562	2,004		1,617
	2	4.250	17.750		999			999	246	295	340	99	106	129		1,963					1,562	1,963		1,617
Office	3	3.700	22.000	1,458				1,458	1,128	1,553	1,837	250	381	538	1,973						1,973	1,973		2,295
	4	3.700	25.700	1,458				1,458							1,973						1,973	1,973		2,295
	5	3.700	29.400	1,458				1,458							1,973						1,973	1,973		2,067
	6	3.700	33.100	1,458				1,458							1,973						1,973	1,973		2,067
	7	3.700	36.800	1,458				1,458							1,973						1,973	1,973		2,067
	8	3.700	40.500	1,458				1,458							1,973						1,973	1,973		2,067
	9	3.700	44.200	1,458				1,458							1,973						1,973	1,973		2,067
	10	3.700	47.900	1,458				1,458							1,973						1,973	1,973		2,067
	11	3.700	51.600	1,458				1,458							1,973						1,973	1,973		2,067
	12	3.700	55.300	1,458				1,458							1,973						1,973	1,973		2,067
	13	3.700	59.000	1,458				1,458							1,973						1,973	1,973		2,067
	14	3.700	62.700	1,419				1,419							1,973						1,973	1,973		2,067
	15	3.700	66.400	1,494				1,494							1,973						1,973	1,973		2,067
	16	3.700	70.100	1,523				1,523							1,973						1,973	1,973		2,067
	17	3.700	73.800	1,523				1,523							1,973						1,973	1,973		2,067
	18	3.700	77.500	1,523				1,523							1,973						1,973	1,973		2,067
	19	3.700	81.200	1,523				1,523							1,973						1,973	1,973		2,067
	20	3.700	84.900	1,523				1,523							1,973						1,973	1,973		2,067
	21	3.700	88.600	1,523				1,523							1,973						1,973	1,973		2,067
	22	3.700	92.300	1,523				1,523							1,973						1,973	1,973		2,067
	23	4.200	96.500	1,527				1,527							1,973						1,973	1,973		2,067
Terrace	24	3.120	99.620				345	345							500			344	138		982	982	391	805
	25	3.580	103.200				77	77							21			77			98	98	228	968
Plant	Roof							-													-	-		
	TOTAL	102		31,765	1,998	339	422	34,524							44,312	5,017	340	421	208	5,243	53,607	55,541	983	57,270
															TOTAL GIA = 55,541m²									

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 01 March 2021

New City Court | Area Schedule

09 March 2021

Imperial

				Tower					Georgian Terraces			Keats House			GIA Across All Areas									
Area	Level	FL to FL	AOD	Office NIA	Affordable WS	Retail NIA	Restaurant	TOTAL NIA	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	TOWER GIA	TOTAL GIA	GEA Retail	GEA Office
		m	m	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	m²	m²	ft²	ft²
	B2	4.600																		26,867	26,867	26,867		29,655
	B1	5.050							2,250	3,261	3,897				3,358	3,261				23,379	26,738	29,999		29,870
Lobby	G	4.250	5.000			1,625		1,625	2,077	3,111	3,993		1,216	1,496	8,880	3,886	1,636		753	6,189	17,018	21,345	1,733	15,672
	MZ	4.250	9.250	6,738		2,024		8,762	2,594	3,552	4,112	560	603	1,518	13,143	4,155	2,024				15,166	19,321	2,185	15,220
	1	4.250	13.500		10,753			10,753	2,573	3,617	4,112	1,066	1,141	1,389		21,571					16,813	21,571		17,405
	2	4.250	17.750		10,753			10,753	2,648	3,175	3,660	1,066	1,141	1,389		21,130					16,813	21,130		17,405
Office	3	3.700	22.000	15,694				15,694	12,142	16,716	19,773	2,691	4,101	5,791	21,237						21,237	21,237		24,703
	4	3.700	25.700	15,694				15,694							21,237						21,237	21,237		24,703
	5	3.700	29.400	15,694				15,694							21,237						21,237	21,237		22,249
	6	3.700	33.100	15,694				15,694							21,237						21,237	21,237		22,249
	7	3.700	36.800	15,694				15,694							21,237						21,237	21,237		22,249
	8	3.700	40.500	15,694				15,694							21,237						21,237	21,237		22,249
	9	3.700	44.200	15,694				15,694							21,237						21,237	21,237		22,249
	10	3.700	47.900	15,694				15,694							21,237						21,237	21,237		22,249
	11	3.700	51.600	15,694				15,694							21,237						21,237	21,237		22,249
	12	3.700	55.300	15,694				15,694							21,237						21,237	21,237		22,249
	13	3.700	59.000	15,694				15,694							21,237						21,237	21,237		22,249
	14	3.700	62.700	15,274				15,274							21,237						21,237	21,237		22,249
	15	3.700	66.400	16,081				16,081							21,237						21,237	21,237		22,249
	16	3.700	70.100	16,393				16,393							21,237						21,237	21,237		22,249
	17	3.700	73.800	16,393				16,393							21,237						21,237	21,237		22,249
	18	3.700	77.500	16,393				16,393							21,237						21,237	21,237		22,249
	19	3.700	81.200	16,393				16,393							21,237						21,237	21,237		22,249
	20	3.700	84.900	16,393				16,393							21,237						21,237	21,237		22,249
	21	3.700	88.600	16,393				16,393							21,237						21,237	21,237		22,249
	22	3.700	92.300	16,393				16,393							21,237						21,237	21,237		22,249
	23	4.200	96.500	16,436				16,436							21,237						21,237	21,237		22,249
Terrace	24	3.120	99.620				3,714	3,714							5,382			3,703	1,485		10,570	10,570	4,209	8,665
	25	3.580	103.200				829	829							226			829			1,055	1,055	2,454	10,419
Plant	Roof																							
	TOTAL	102		341,915	21,506	3,649	4,542	371,613							476,970	54,002	3,660	4,532	2,239	56,435	577,020	597,838	10,581	616,449
															TOTAL GIA = 597,838ft²									

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