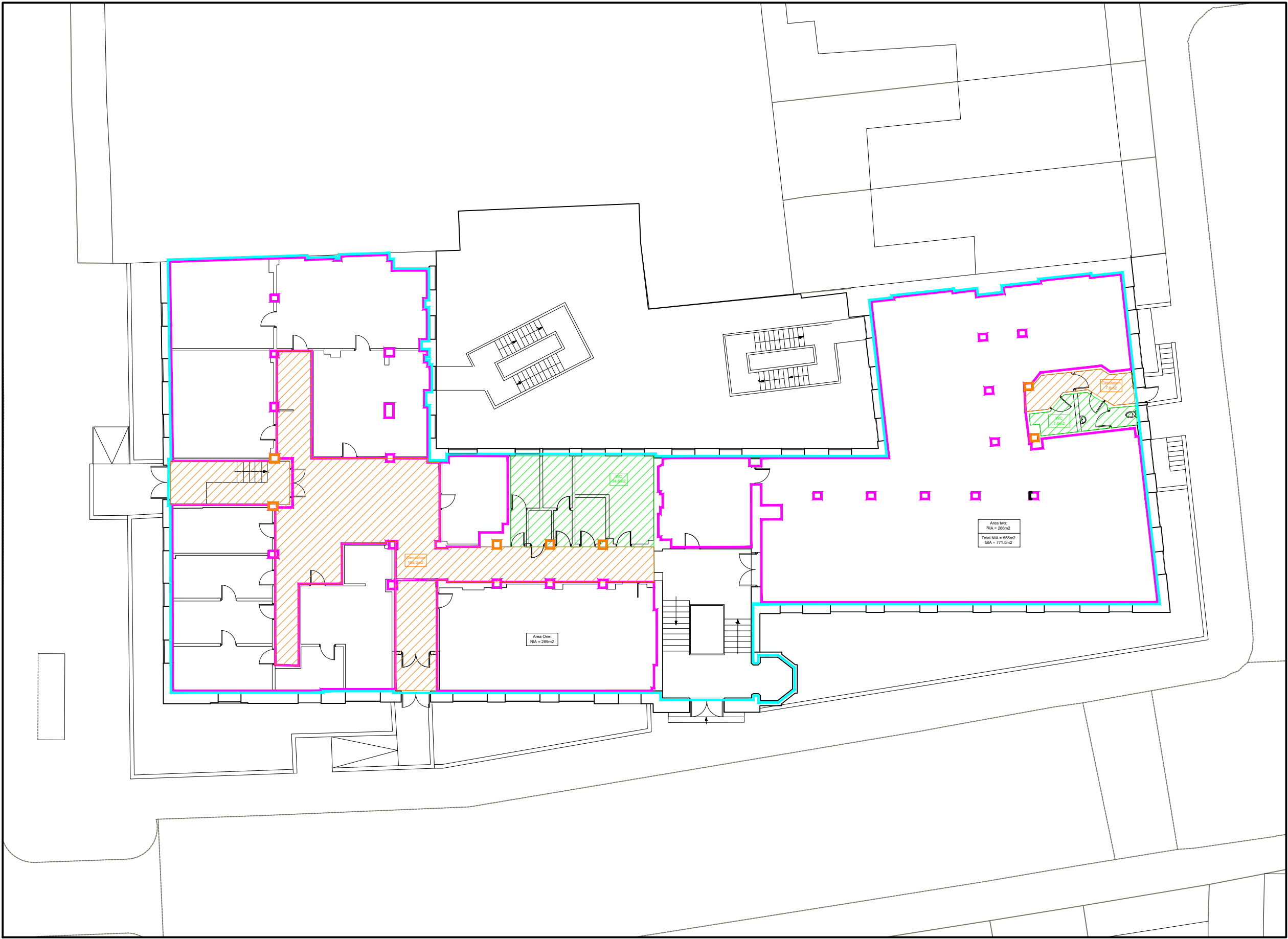




Area breakdown	Areas in m2	sqft
Total GIA:	771.5	8304.3
Total NIA:	555	5973.9
WC areas	42.4	456.3
Circulation Area:	(108.3+7.6) = 115.9	1247.5
Partitions total:	28.3	304.6
(Within NIA:	17.1	184
(Outside NIA:	11.2	120.5)
Columns total:	4.2	45.2
(Within NIA:	3.3	35.5)
(Outside NIA:	0.9	9.6)
Stairs:	39.8	

Tenancy Schedule Area Provided:		
Upper ground:	289.8	(3120sqft)
Part ground:	400.5	(4311sqft)

Refer to the Accommodation Schedules for more information:
6283_Larcom Street_Accommodation_Schedule

Note:

- NIA calculated including partitions, excluding structural columns, stairwells, main corridors (as indicated) and WC's.
- Figures provided for both GIA (Gross Internal Area) and NIA (Net Internal Area) have been measured in accordance with the RICS Code of Measuring Practice 6th Edition (issued May 2015) and have been calculated in metric units. If a conversion to imperial units has been provided a factor of 10.764 sqft per sqm has been used.
- Construction tolerances, workmanship and design by others may affect the stated areas. For existing buildings, anomalies may be present in relation to surveyed 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, pre-letting, lease agreements or otherwise. Due allowance should be made for increases and decreases inherent in the design development and construction processes

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Notes

- All dimensions are to be verified by the Contractor on site, any discrepancies in this drawing are to be reported to Aros Ltd
- The Contractor shall not vary any work shown on this drawing without prior approval in writing from Aros Ltd.
- The Contractor shall supply a full set of shop drawings and specifications prior to commencement of work.
- This drawing supersedes all previous issues of the same drawing number with an earlier revision suffix.
- The Contractor shall immediately inform Aros Ltd of the effect upon the programme and costs of any alterations to the proposed works shown on this drawing.
- This drawing is the copyright of Aros Ltd and the contents must not be disclosed to other parties without prior agreement.

Revisions

Rev	Date	Drawn	Checked	Description
-	XX.XX.XX	-	-	-

Project
Larcom Street
Title
Existing Upper Ground Floor

Project No
6283
Date
March 2021
Status
PRELIMINARY

Drawing No
(00) SK100
Scale
1:200
Rev
-