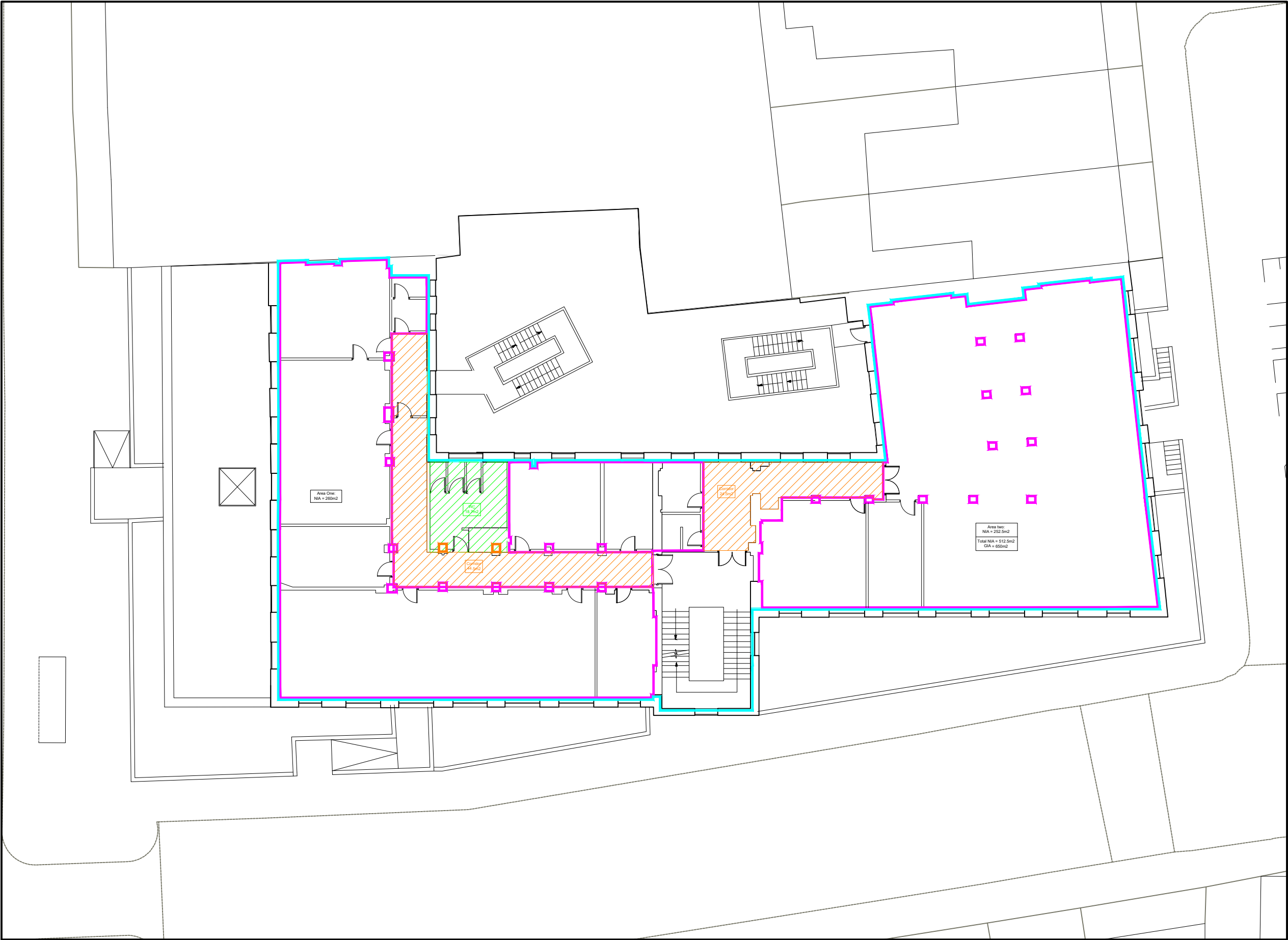




	Area breakdown	Areas in m2	Sqft	
	Total GIA:	650	6996.5	
	Total NIA:	512.5	5516.5	
	WC areas	18.7	201.2	
	Circulation Area:	(24.5+44.5) = 69.0	742.7	
	Partition total:	26.7	287.3	
	(Within NIA	19.3	207.7)	
	(Outside NIA	7.4	79.6)	
	Columns total:	3.8	40.9	
	(Within NIA	3.5	37.6)	
	(Outside NIA	0.3	3.22)	
	Stairs:	37.2	400	

Tenancy Schedule Area Provided: 523.2 (5632sqft)

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