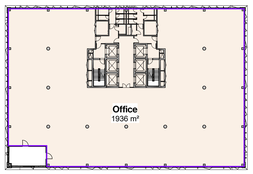

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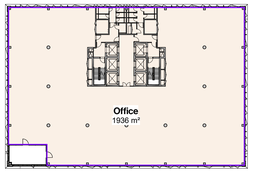

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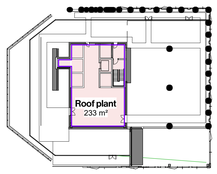

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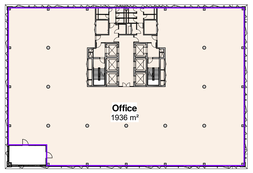

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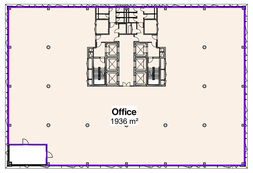

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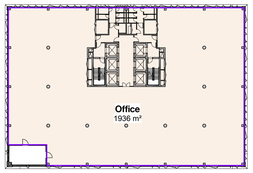

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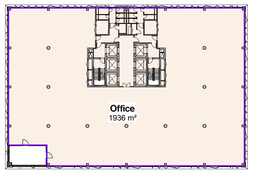

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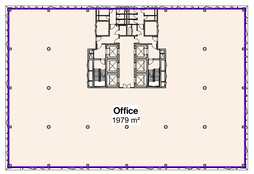

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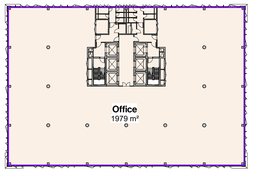

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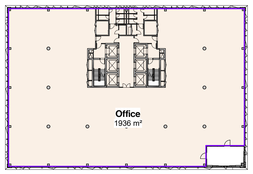

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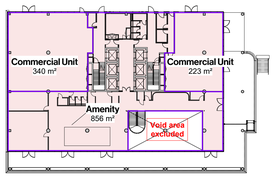

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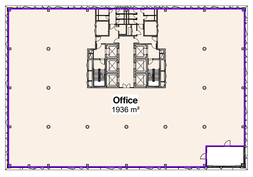

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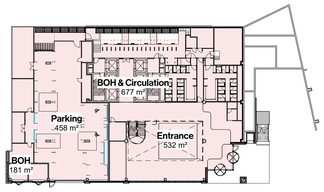

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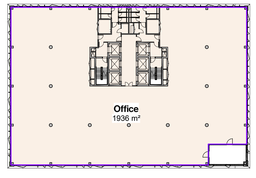


Level 05

GIA Area Schedule			
Level	Use	Area (sqm)	Area (sqft)
Level LG	BOH & Circulation	677.7 m²	7295 ft²
Level LG	Parking	458.5 m²	4935 ft²
Level LG	Entrance	532.3 m²	5729 ft²
Level LG	BOH	181.9 m²	1958 ft²
Level UG	Amenity	856 m²	9213 ft²
Level UG	Commercial Unit	340.7 m²	3667 ft²
Level UG	Commercial Unit	223.4 m²	2405 ft²
Level 01	Office	1979.3 m²	21305 ft²
Level 02	Office	1936.8 m²	20848 ft²
Level 03	Office	1936.8 m²	20848 ft²
Level 04	Office	1936.8 m²	20848 ft²
Level 05	Office	1936.8 m²	20848 ft²
Level 06	Office	1936.8 m²	20848 ft²
Level 07	Office	1936.8 m²	20848 ft²
Level 08	Office	1936.8 m²	20848 ft²
Level 09	Office	1936.8 m²	20848 ft²
Level 10	Office	1936.8 m²	20848 ft²
Level 11	Office	1979.3 m²	21305 ft²
Level 12	Office	1583.3 m²	17043 ft²
Level 13	Roof plant	233.3 m²	2511 ft²
Grand total: 20		26476.9 m²	284998 ft²

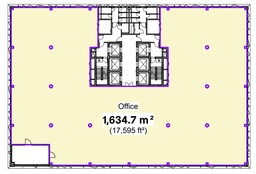
Notes on Area Measurements:

These areas have been prepared for our client, MEPC, are approximate only and have been measured from the GA plans. Gross Internal Areas (GIA) are measured and calculated generally in accordance with the CODE FOR MEASURING PRACTICE (6th edition, May 2015) and have been calculated in metric units.

- *The conversion factor used is 1m² = 10.76391 ft²*
- *Areas are taken to the internal face of perimeter curtain wall framing*
- *Construction tolerances, workmanship and design by others may affect the stated areas.*
- *Metric areas (m²) are shown rounded-down to nearest 0.1 m².*
- *Imperial areas (ft²) are shown rounded-down to the nearest 1 ft².*
- *Imperial measurements are independent from rounded metric measurements.*
- *Rounded metric and rounded imperial areas might differ due to individual rounding of the actual area value.*

The following areas are excluded from GIA measurements:
- *Void area above feature stairs at UG level*
- *External terrace and roof 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, and should include due allowance for the increases and decreases inherent in the design development and construction processes.



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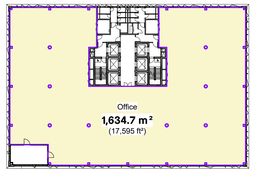

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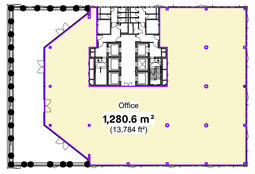

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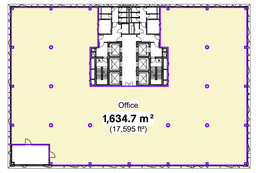

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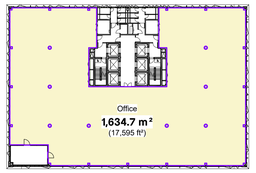

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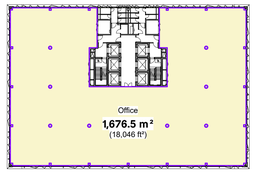

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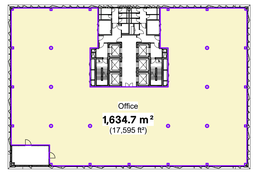

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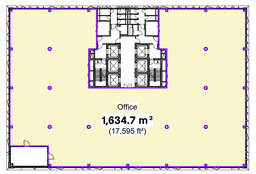

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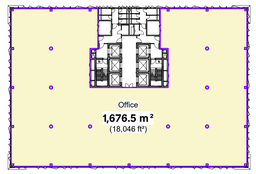

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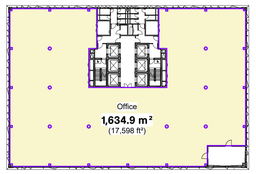

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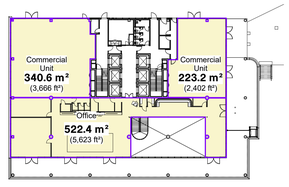

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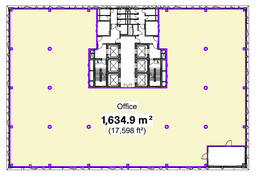

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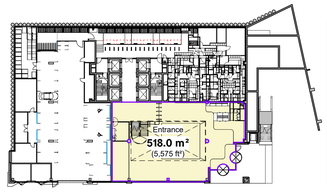

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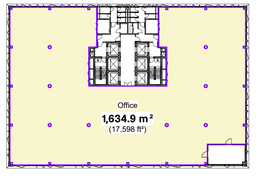

Level 05

Area Schedule (NIA)			
Level	Area (sqm)	Area (sqft)	Use
Level LG	518.0 m²	5,576 ft²	Entrance
Level UG	340.6 m²	3,667 ft²	Commercial Unit
Level UG	223.2 m²	2,403 ft²	Commercial Unit
Level UG	522.4 m²	5,623 ft²	Office
Level 01	1,676.6 m²	18,046 ft²	Office
Level 02	1,634.7 m²	17,596 ft²	Office
Level 03	1,634.7 m²	17,596 ft²	Office
Level 04	1,634.7 m²	17,596 ft²	Office
Level 05	1,635.0 m²	17,599 ft²	Office
Level 06	1,635.0 m²	17,599 ft²	Office
Level 07	1,635.0 m²	17,599 ft²	Office
Level 08	1,634.7 m²	17,596 ft²	Office
Level 09	1,634.7 m²	17,596 ft²	Office
Level 10	1,634.7 m²	17,596 ft²	Office
Level 11	1,676.6 m²	18,046 ft²	Office
Level 12	1,280.6 m²	13,785 ft²	Office

Notes on Area Measurements:

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- *Imperial measurements are independent from rounded metric measurements.*
- *Rounded metric and rounded imperial areas might differ due to individual rounding of the actual area value.*

The following areas are excluded from NIA measurements:
- *Void area above feature stairs at UG level*
- *External terrace and roof areas*
- *Structural elements*
- *All plant, circulation, BOH, sanitary, service, ancillary & shared spaces*

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, and should include due allowance for the increases and decreases inherent in the design development and construction processes.

Drawing Original Size
A0

Notes

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P08 Areas updated following layout amendments

Drawing Revisions

Date:	Rev:	Note:	Check:
08.06.22	P01	Draft Planning Application	RO
21.06.22	P02	Planning Issue	RO
01.09.23	P03	NMA Update Notes	RO
01.09.23	P04	NMA Update	RO
16.10.23	P05	Updates to GIA schedule	RO
25.10.23	P06	NMA Update Notes	RO
25.10.23	P07	NMA Update	RO
09.08.24	P08	MMA Update Notes	RO

CARTWRIGHT PICKARD

Client
MEPC

Project
AS | Angel Square Plots 2 & 3

Building Name
Plot 2

Drawing Title
GIA and NIA Area Plans

Scale
1:500 @ A0

Drawing Created
June 2022

Revision
P08

Drawing No.
AS-CPA-P2-ZZ-SH-A-0120

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