

5949 - Didsbury Technology Park, Manchester

5949-SRA-D1-XX-SH-A-00902

Ev0 Building

Preliminary Schedule of Floor Areas - Stage 3

Revision P4 - 3rd July 2022

	Offices						Reception/Amenity		Nett to Gross
	<i>gross external</i>		<i>gross internal</i>		<i>nett internal</i>		<i>nett internal</i>		%
	<i>m²</i>	<i>ft²</i>	<i>m²</i>	<i>ft²</i>	<i>m²</i>	<i>ft²</i>	<i>m²</i>	<i>ft²</i>	
Fifth Floor	1,229	13,229	1,187	12,777	935	10,064		0	79%
Fourth Floor	1,836	19,763	1,793	19,300	1,535	16,523			86%
Third floor	1,836	19,763	1,793	19,300	1,535	16,523		0	86%
Second floor	1,836	19,763	1,793	19,300	1,535	16,523		0	86%
First floor	1,836	19,763	1,793	19,300	1,531	16,480		0	85%
Ground floor	1,836	19,763	1,793	19,300	598	6,437	324	3,488	33%
Total	10,409	112,042	10,152	109,276	7,669	82,549	324	3,488	76%

Notes:

These areas have been prepared for our client *Bruntwood*, are approximate and can only be verified by a detailed dimensional survey of the completed building.

They have been measured from the following drawings: GA Drawings at May 2022

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas.

All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis.

All areas are calculated in square metres, where figures are also provided in square feet a conversion factor of 10.764 has been used and the result rounded to the nearest whole number.

Figures relate to the likely areas of the building at the current stage of the design and are calculated using Gross External Area (GEA), Gross Internal Area (GIA)

and Nett Internal Area (NIA) methods of measurement from the RICS code of measuring practice, 6th edition

The figures for the office areas in the above schedule have been calculated using the GEA/GIA and NIA methods of measurement under specific instruction from *Bruntwood* who is aware that this is not in accordance with the current guidance set out in RICS Property Measurement 1st Edition.