

Summary	GIA		NIA		Efficiency
	sqm	sqft	sqm	sqft	
Residential	4,599	49,504	2,626	28,266	57.1%
Commercial	1,085	11,679	1,061	11,421	98%
Total	5,684	61,183	3,687	39,687	65%

Residential

Level	GIA		NIA		Efficiency	Private Amenity		Shared Amenity		Cycle Sp.	Car Sp.								
	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft			1B/2P	1B/2P/D	2B/3P	2B/3P/D	2B/4P	2B/4P/D	3B/5P	Total
-01	1,098	11,819								60	23								
00	279	3,003								17									
01	1,344	14,467	1,100	11,840	81.8%	75	807					7	0	1	0	5	2	1	16
02	1,344	14,467	1,100	11,840	81.8%	75	807					7	0	1	0	5	2	1	16
03	534	5,748	426	4,585	79.8%	20	215	80	861			4	0	3	0	0	0	0	7
Total	4,599	49,504	2,626	28,266	57.1%	170	1,830	80	861	77	23	18	0	5	0	10	4	2	39
												46.2	0.0	12.8	0.0	25.6	10.3	5.1	
												36	0	15	0	30	12	8	101

Commercial

Unit	GIA		NIA		Efficiency	Commercial Cycles
	sqm	sqft	sqm	sqft		
Unit 1 (A1)			244	2,626		
Unit 2 (B1)			250	2,691		
Unit 3 (A3)			274	2,949		
Unit 4 (A1/A3/D1)			62	667		
Unit 5 (A3)			231	2,486		
Total	1,085	11,679	1,061	11,421	98%	8

Site Area 0.4447 Ha

Density 227 HR / Ha
88 Un / Ha

Notes:

The above areas are approximate. They relate to the likely areas of the building at the current state of the design and using the stated e.g. (NIA) from the Code of Measuring Practice 6th Edition, RICS/ISVA. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development & building tolerances. Floors areas are subject to Planning and other Statutory Approvals.