


AREA PLAN

95-96 NEW BOND STREET

LONDON, W1S

FOURTH FLOOR

NET INTERNAL AREA

	OFFICE	35.3 sq m	380 sq ft
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TOTAL NIA:	35.3 sq m	380 sq ft
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EXCLUDED from the TOTAL NIA:

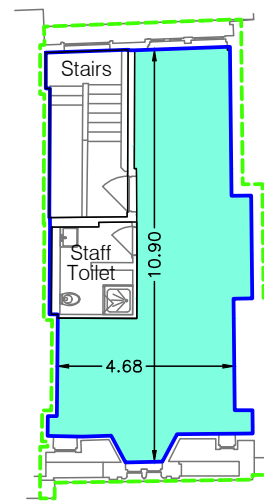
Stairs	9.2 sq m	99 sq ft
Staff Toilet	5.6 sq m	60 sq ft

Gross Internal Area

	GIA	51.5 sq m	554 sq ft
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Gross External Area

	GEA	68.5 sq m	737 sq ft
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NEW BOND STREET

Condition of Site:

Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out


Notes:

This drawing complies with the RICS Code of Measuring Practice, 6th Edition (September 2007) and the Globally applicable 6th Edition (May 2015). It indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dashed line denotes assumed wall line. Wall line inaccessible due to tenant fixtures and fittings.
Dashed line denotes assumed wall line. Wall line inaccessible at the time of survey.

Revisions:

A - Original Issue (December 2020)

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AREA PLAN

95-96 NEW BOND STREET

LONDON, W1S

THIRD FLOOR

NET INTERNAL AREA

■	OFFICE	109.1 sq m	1174 sq ft
■	ANCILLARY	3.6 sq m	39 sq ft

TOTAL NIA: 112.7 sq m 1213 sq ft

EXCLUDED from the TOTAL NIA:

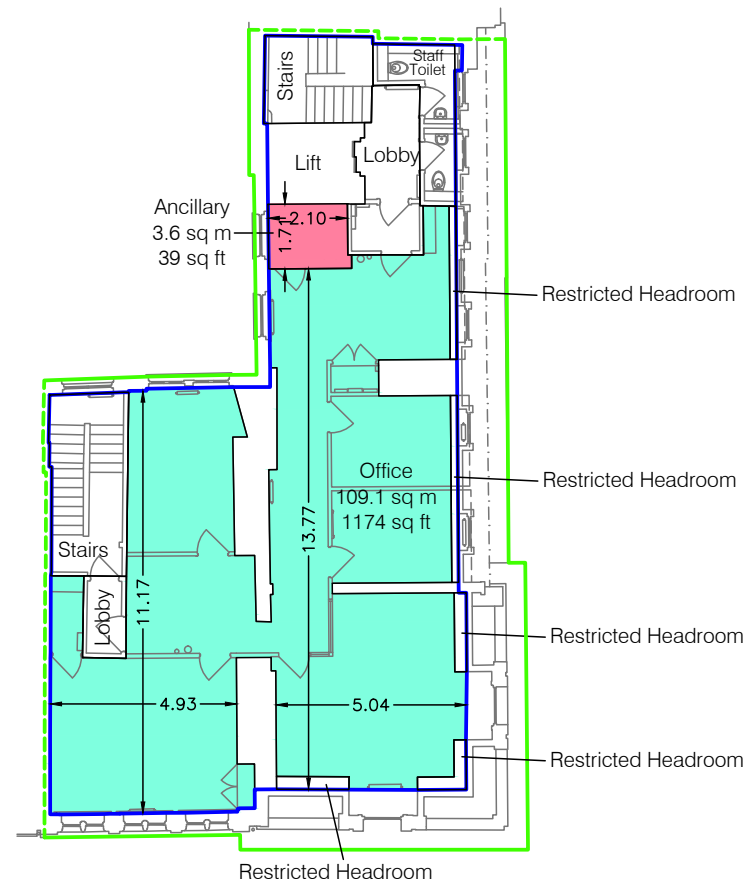
Stairs	16.4 sq m	177 sq ft
Staff Toilets	5.4 sq m	58 sq ft
Restricted Headroom	3.7 sq m	40 sq ft
Lobby	9.8 sq m	105 sq ft

Gross Internal Area

□	GIA	164.7 sq m	1773 sq ft
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Gross External Area

□	GEA	215.9 sq m	2324 sq ft
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NEW BOND STREET

Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes:
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AREA PLAN

95-96 NEW BOND STREET

LONDON, W1S

SECOND FLOOR

NET INTERNAL AREA

■	OFFICE	88.2 sq m	949 sq ft
■	ANCILLARY	14.8 sq m	159 sq ft

TOTAL NIA: **103.0 sq m** **1108 sq ft**

EXCLUDED from the TOTAL NIA:

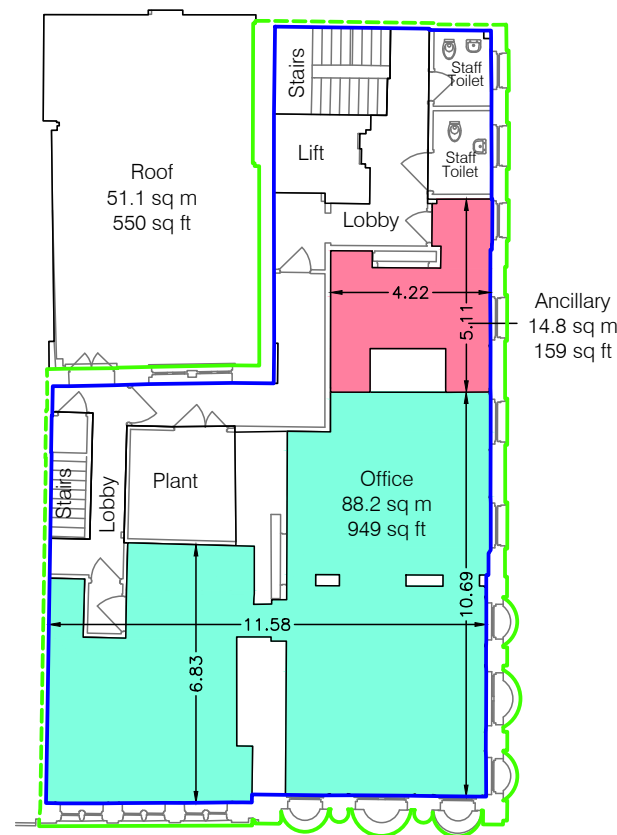
Stairs	10.6 sq m	114 sq ft
Staff Toilets	7.4 sq m	80 sq ft
Lobby	32.6 sq m	351 sq ft
Plant	9.1 sq m	98 sq ft

Gross Internal Area

□	GIA	181.4 sq m	1953 sq ft
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Gross External Area

□	GEA	209.9 sq m	2259 sq ft
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NEW BOND STREET

Condition of Site:

Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

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