

Resi Plant and Amenities					
Floor	NIA		GIA		GEA
	m ²	sq ft	m ²	sq ft	m ² sq ft
Ground Floor			545	5,863	625 6,730
Sub total			545	5,863	625 6,730

	sq m	sq ft
^Ground Floor Total GEA	1463	15751
^Ground Floor Total GIA	1309	14090

AREA CHECK (= SUMMARY FIGURES)		
	sq m	sq ft
*TOTAL GEA	11,862	127,681
*TOTAL GIA	10,403	111,977
TOTAL NIA	7,136	76,811
*GF Total + L01 Lobbies + All resi above ground Plant & Amenity and Resi Lobbies not included in Total NIA		

Residential Lobbies					
Market Residential Lobbies					
Floor	NIA		GIA		GEA
	m ²	sq ft	m ²	sq ft	m ² sq ft
Ground Floor			764	8,227	838 9,021
First Floor			0	0	0 0
Sub total			764	8,227	838 9,021

^ Plant area + amenities + GF Resi + GF lobbies + GF Cores

Residential																	
Building 1 (G+4)						Building 2 (G+5)						Building 3 (G+6)					
Floor	NIA		GIA		GEA		Apts					NIA		GIA		GEA	Apts
	m ²	sq ft	m ²	sq ft	m ²	sq ft						m ²	sq ft	m ²	sq ft	m ²	sq ft
Ground Floor	158	1,695	168	1,805	193	2,075	3	-	-	-	-	83	888	86	923	100	1,082
First Floor	436	4,688	571	6,148	671	7,223	7	76%				457	4,916	579	6,229	618	6,652
Second Floor	436	4,688	571	6,148	619	6,663	7	76%				457	4,916	579	6,229	618	6,652
Third Floor	318	3,421	449	4,833	526	5,662	6	71%				457	4,916	579	6,229	618	6,652
Fourth Floor	177	1,903	238	2,562	274	2,949	2	74%				457	4,916	579	6,229	618	6,652
Fifth Floor												457	4,916	579	6,229	618	6,652
Sixth Floor												370	3,988	485	5,215	519	5,587
Subtotal	1,523	16,396	1,997	21,497	2,283	24,572	25					2,737	29,457	3,464	37,285	3,709	39,929

Apartment Mix						
	Building 1	Building 2	Building 3	Total	%	
Studio	1	9	0	10	8.3%	
1 Bed	13	22	22	57	47.5%	
2 Bed	8	15	24	47	39.2%	
3 Bed	3	2	1	6	5.0%	
Sub total	25	48	47	120		
Dual aspect	5	15	25	45	38%	
Single aspect	20	33	22	75	63%	
North Facing Single Aspect	8	5	0	13	11%	

TOTAL RESIDENTIAL (Buildings 1, 2 & 3) exentrance lobbies						
TOTAL NIA	TOTAL GIA	TOTAL GEA	Apts			
m ²	m ²	m ²	sq ft	sq ft	sq ft	
7,136	9,094	10,399	76,811	97,887	111,930	120

- General Notes:
- All areas are measured according to RICS measurement standards.
 - Areas are aproximate only and subject to change through planning, design and development of the proposal.
 - Roof external plant enclosures are excluded from area measurements as they are considered open to the elements.
 - Undercroft car park area is included in the GEA and GIA
 - Retail amenities are included in retail GEA and GIA but excluded from NIA
 - Inset balconies are included in GEA but excluded in GIA, according to Rik 1B
 - To be read in conjunction with individual Block area schedule sets for further area breakdowns.

Schedule of Areas

20/01/2023

REV L

Building 1 NIA & Beds				G+4	Floors
Floor	Apartment No.	Net Internal Area (NIA)		Beds	Dual Aspect
		m ²	sq ft		
Ground	1	51	550	1B	
Ground	2	47	506	1B	
Ground	3	59	639	2B	
Sub-total Ground Floor		158	1695		
1st	1	110	1,185	3B	Y
1st	2	53	572	1B	
1st	3	53	572	1B	
1st	4	53	570	1B	
1st	5	61	654	2B	
1st	6	59	639	2B	
1st	7	46	497	1B	
Sub-total 1st Floor		436	4,688		
2nd	1	110	1,185	3B	Y
2nd	2	53	572	1B	
2nd	3	53	572	1B	
2nd	4	53	570	1B	
2nd	5	61	654	2B	
2nd	6	59	639	2B	
2nd	7	46	497	1B	
Sub-total 1st Floor		436	4,688		
3rd	1	53	572	1B	Y
3rd	2	53	572	1B	
3rd	3	45	488	S	
3rd	4	61	654	2B	
3rd	5	59	639	2B	
3rd	6	46	497	1B	
Sub-total 3rd Floor		318	3,421		
4th	1	78	837	2B	Y
4th	2	99	1,066	3B	Y
Sub-total 4th Floor		177	1,903		
BUILDING 1 TOTAL		1,523	16,396	25	5
TOTAL STUDIO UNITS				1	
TOTAL 1-BED UNITS				13	
TOTAL 2-BED UNITS				8	
TOTAL 3-BED UNITS				3	

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3. Roof external plant enclosures are excluded from area measurements as they are considered open to the elements.

4. Undercroft car park area is included in the GEA and GIA

5. Retail amenities are included in retail GEA and GIA but excluded from NIA

6. Inset balconies are included in GEA but excluded in GIA, according to RICS.

Schedule of Areas

20/01/2023

REV L

Building 2 (Affordable/Private) NIA & Beds				G+5	Floors
Floor	Apartment No.	Net Internal Area (NIA)		Beds	Dual Aspect
		m ²	sq ft		
Ground	1	52	563	1B	Y
Ground	2	81	868	2B	
Ground	3	83	897	2B	
Ground	4	50	542	S	
Ground	5	74	799	2B	
Ground	6	51	547	1B	
Sub-total Ground Floor		392	4216		
1st	1	68	733	2B	Y
1st	2	51	548	1B	
1st	3	65	695	2B	Y
1st	4	54	578	1B	
1st	5	58	628	1B	
1st	6	50	542	S	
1st	7	48	519	S	Y
1st	8	97	1043	3B	
1st	9	40	429	S	
1st	10	58	628	1B	
1st	11	54	577	1B	
Sub-total 1st Floor		643	6919		
2nd	1	68	733	2B	Y
2nd	2	51	548	1B	
2nd	3	65	695	2B	Y
2nd	4	54	578	1B	
2nd	5	58	628	1B	
2nd	6	50	542	S	
2nd	7	48	519	S	Y
2nd	8	97	1043	3B	
2nd	9	40	429	S	
2nd	10	58	628	1B	
2nd	11	54	577	1B	
Sub-total 2nd Floor		643	6919		
3rd	1	68	733	2B	Y
3rd	2	51	548	1B	
3rd	3	65	695	2B	Y
3rd	4	54	578	1B	
3rd	5	58	628	1B	
3rd	6	49	527	S	
3rd	7	40	429	S	Y
3rd	8	58	628	1B	
3rd	9	54	577	1B	
Sub-total 3rd Floor		496	5342		
4th	1	68	733	2B	Y
4th	2	51	548	1B	
4th	3	65	695	2B	Y
4th	4	90	965	2B	
4th	5	53	571	1B	Y
4th	6	90	964	2B	
Sub-total 4th Floor		416	4478		
5th	1	68	733	2B	Y
5th	2	51	548	1B	
5th	3	65	695	2B	Y
5th	4	51	554	1B	
5th	5	51	553	1B	
Sub-total 5th Floor		287	3084		
BUILDING 2 TOTAL		2,876	30959	48	15
TOTAL STUDIO UNITS				9	
TOTAL 1-BED UNITS				22	
TOTAL 2-BED UNITS				15	
TOTAL 3-BED UNITS				2	

Building 3 NIA & Beds				G+6	Floors
Floor	Apartment No.	Net Internal Area (NIA)		Beds	Dual Aspect
		m ²	sq ft		
Ground	1	83	888	3B	Y
Sub-total Ground Floor		83	888		
1st	1	62	671	2B	Y
1st	2	62	671	2B	Y
1st	3	52	558	1B	
1st	4	52	558	1B	
1st	5	62	671	2B	Y
1st	6	62	671	2B	Y
1st	7	52	558	1B	
1st	8	52	558	1B	
Sub-total 1st Floor		457	4,916		
Sub-total Typical Floor (1st to 5th Floor)		2,284	24,581		
6th	1	71	765	2B	Y
6th	2	62	671	2B	Y
6th	3	52	558	1B	
6th	4	52	558	1B	
6th	5	62	671	2B	Y
6th	6	71	765	2B	Y
Sub-total Floor		370	3,988		
BUILDING 3 TOTAL		2,737	29,457	47	25
TOTAL STUDIO UNITS				0	
TOTAL 1-BED UNITS				22	
TOTAL 2-BED UNITS				24	
TOTAL 3-BED UNITS				1	

SQUIRE & PARTNERS

17110 - Eaton Court Reading

Schedule of Areas

20/01/2023

REV L

Residential (Apartment + Lobbies)					
	Net Internal Area (NIA)		Gross Internal Area (GIA)		Units
	m ²	sq ft	m ²	sq ft	
	7,136	76,811	9,858	106,115	120

Residential Plant and Amenities					
	Net Internal Area (NIA)		Gross Internal Area (GIA)		
	m ²	sq ft	m ²	sq ft	
	0	0	545	5,863	

Totals					
	Net Internal Area (NIA)		Gross Internal Area (GIA)		
	m ²	sq ft	m ²	sq ft	
Summary Totals	14,272	153,623	19,497	209,865	

Unit Mix		
Bedrooms	Total	Percentage
Studio	10	8%
1 Bed	57	48%
2 Bed	47	39%
3 Bed	6	5%
Sub total	120	

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SQUIRE & PARTNERS

17110 - Eaton Court Reading

Schedule of Net Areas

20/01/2023

Totals		
	Net Internal Area (NIA)	
	m ²	sq ft
Summary Totals	7,136	76,811

Apartment Mix					
	Block 1	Block 2	Block 3	Total	%
Studio	1	9	0	10	8%
1 Bed	13	22	22	57	48%
2 Bed	8	15	24	47	39%
3 Bed	3	2	1	6	5%
Sub total	25	48	47	120	
Dual aspect	5	15	25	45	38%

General Notes:

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- 3. Plant & Amenity and Resi Lobbies not included in Total NIA