

SUMMARY OF AREAS

55 VASTERN ROAD, READING, RG1

Net Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
SECOND	Office	194.6	2095	Steps	2.1 23	Door Reccess	0.4 4
						R Headroom	3.9 42
FIRST	Office	2008.4	21618	Ramps	5.5 59	Access	12.3 132
				Steps	1.1 12	Door Recess	3.9 42
						Stairs	7.6 82
GROUND	Office	1948.4	20973	Ramps	15.4 166	Access	12.4 133
	Reception	30.3	326			Door Recess	5.3 57
	Ground Floor Total	1978.7	21299			Stairs	5.9 64
OVERALL TOTAL		4181.7	45012				

R Headroom - Restricted Headroom less than 1.5 metres above finished floor level

Gross Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
SECOND	Office	221.2	2381				
FIRST	Office	2222.3	23921				
GROUND	Office	2239.1	24101				
OVERALL TOTAL		4682.6	50403				

AREA PLAN

55 VASTERN ROAD

READING, RG1

Second Floor

Net Internal Area

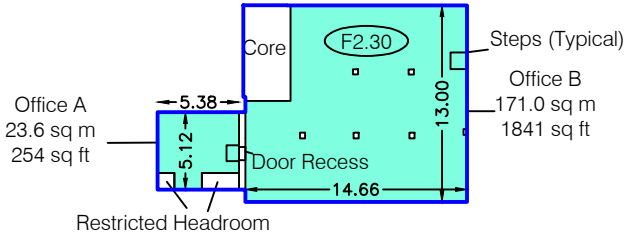
	OFFICE	194.6 sq m	2095 sq ft
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TOTAL NIA:194.6 sq m2095 sq ft

The following have been INCLUDED in the TOTAL NIA:			
Steps	2.1 sq m	23 sq ft	
The following have been EXCLUDED from the TOTAL NIA:			
Door Recess	0.4 sq m	4 sq ft	
R Headroom	3.9 sq m	42 sq ft	

Gross Internal Area

	GIA	221.2 sq m	2381 sq ft
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VASTERN ROAD

F0.00 FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.38682-A2

Issue ASeptember 2017

Scaled for presentation purposes

Plowman Craven

Regulated by RICS

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes: This drawing complies with the 6th edition of the RICS code and 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 at the time of survey.	Revisions: A - Original Issue (September 2017)
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AREA PLAN

55 VASTERN ROAD

READING, RG1

First Floor

Net Internal Area

	OFFICE	2008.4 sq m	21618 sq ft
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TOTAL NIA:2008.4 sq m21618 sq ft

The following have been INCLUDED in the TOTAL NIA:

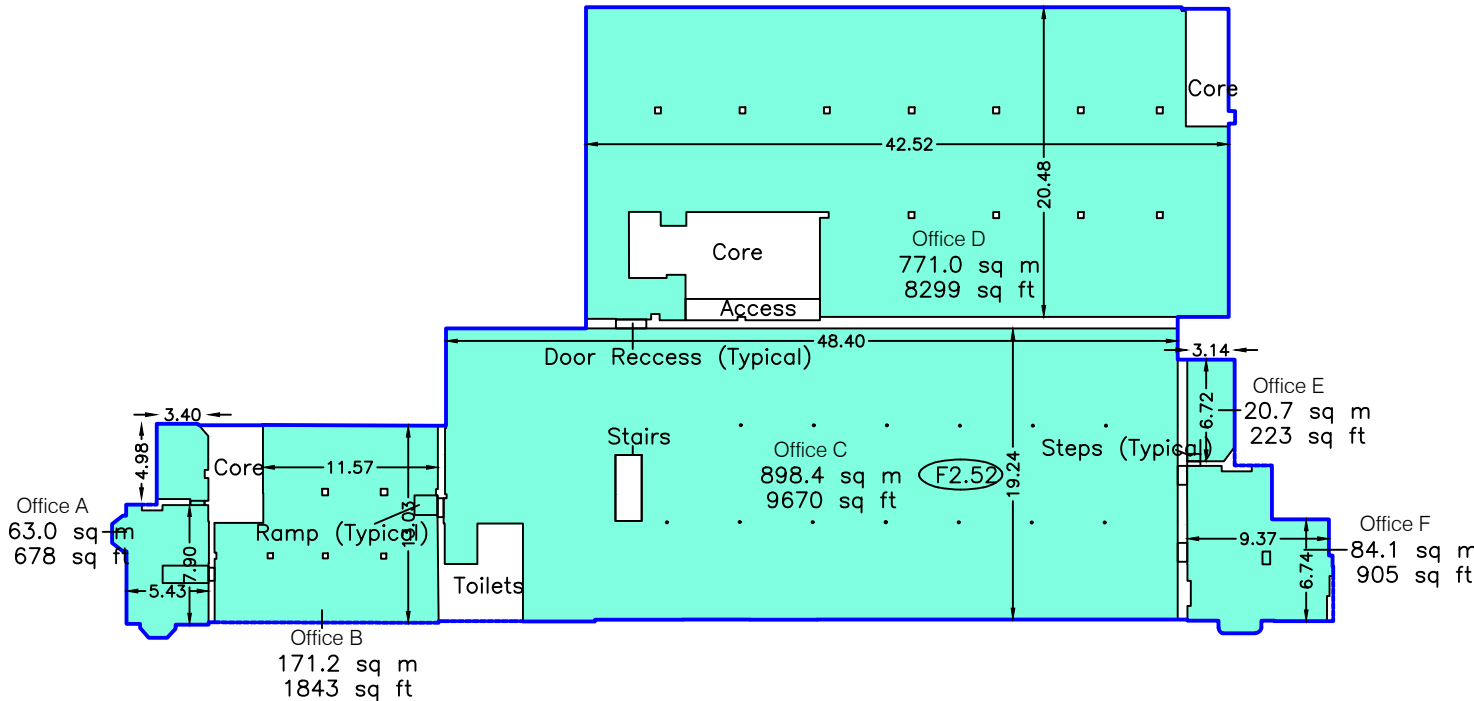
Ramps	5.5 sq m	59 sq ft
Steps	1.1 sq m	12 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Access	12.3 sq m	132 sq ft
Door Recess	3.9 sq m	42 sq ft
Stairs	7.6 sq m	82 sq ft

Gross Internal Area

	GIA	2222.3 sq m	23921 sq ft
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V A S T E R N R O A D

F0.00

FLOOR TO FALSE CEILING HEIGHT (METRES)

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AREA PLAN

55 VASTERN ROAD

READING, RG1

Ground Floor

Net Internal Area

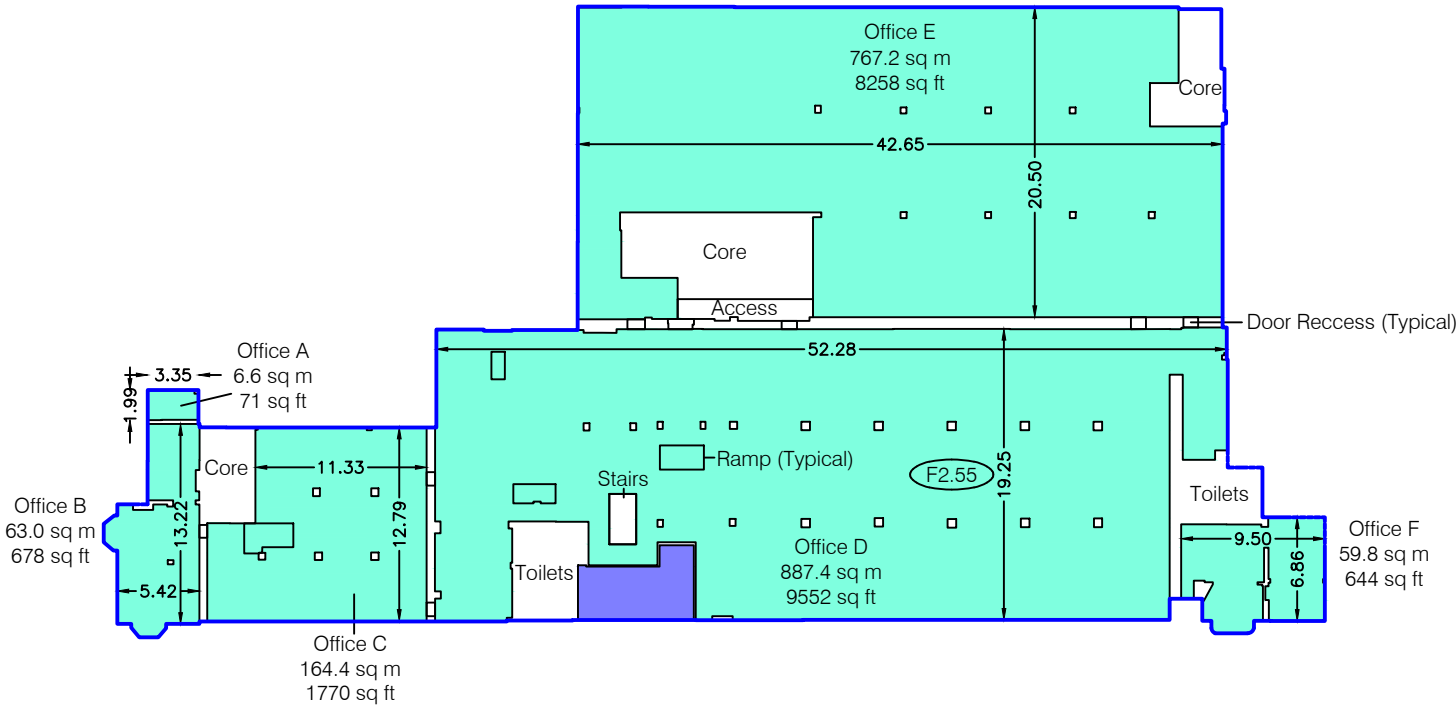
	OFFICE	1948.4 sq m	20973 sq ft
	RECEPTION	30.3 sq m	326 sq ft

TOTAL NIA:1978.7 sq m21299 sq ft

The following have been INCLUDED in the TOTAL NIA:			
Ramps	15.4 sq m	166 sq ft	
The following have been EXCLUDED from the TOTAL NIA:			
Access	12.4 sq m	133 sq ft	
Door Recess	5.3 sq m	57 sq ft	
Stairs	5.9 sq m	64 sq ft	

Gross Internal Area

	GIA	2239.1 sq m	24101 sq ft
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VASTERN ROAD

F0.00

FLOOR TO FALSE CEILING HEIGHT (METRES)

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