



Areas GIA Lettable (Sq. ft)

		Total GIA	Ground	Upper
1.	Extant Centre (Brown & Lee)	65,119	35,441	29,736
2.	Demolitions: <i>Units 21,21a & 23</i>	(17,354)	(9720)	(7634)
3.	Retained	47,765	25,721	22,102
4.	Upper Floor changed to residential			19,502

Notes:

1. *First floor over 14/16 retained as retail @ 2600 sq.ft*
2. *The proposed overall residential at upper levels is assumed to become 23,500 sq.ft (subject to detailed survey) which assumes Council ownership over Units 18/20 are subsumed, and upper floors over Units 9 – 19 and 36 – 40 Churchyard Walk are enlarged*
3. *Areas under the Market Place oversail for retail have not yet been added into the calculations*
4. *Nationwide building retained at 753 + 743 sq.ft in above gross, but is not part of the CES*
5. *New Build areas as follows:*

Area Schedule based on LSH drawing number: 12/013/SK341 Revision B.

Note: Overall GEA of new build footprint of retail and cinema is approximately 24,036 sqft.

1. Retail / Restaurants – GIA

Unit	Ground Floor		First Floor	
	M ²	SqFt	M ²	SqFt
1	234	2519	-	-
2	312	3359	-	-
3	338	3638	368	3961

4	1015	10,925	-	-
Total	1899	20,441	368	3961

2. Cinema – Rentable Area

	Ground Floor		First Floor	
	M ²	SqFt	M ²	SqFt
Cinema	130	1399	1485	15,985
Total	130	1399	1485	15,985

3. Total – GEA

	Ground Floor		First Floor	
	M ²	SqFt	M ²	SqFt
Grand Total Retail/Restaurants/Cinema	2233	24,036	2215	23,842

Notes:

1. Cinema area excludes means of escape and second floor accommodation
2. All areas are subject to cinema means of escape requirements and technical development
3. All figures are approximate and have been measured and expressed in a manner as defined by the current edition of the RICS/ISVA Code of Measuring Practice. Figures relate to the current stage of the project and any development decisions to be made on the basis of this information should include due allowance for the increases and decreases inherent in the design and construction processes.

Total GIA Lettable of the CES (sq.ft):		
Retained	Ground Floor	25,721
New	Ground Floor	24,036*
New	First Floor	23,842
Change use to resi	Upper Floor	23,500
Retained retail	Upper Floor	2600
		99,699
* - plus possible extension below 'undersail'		