

AREA PLAN

MELBOURN SCIENCE PARK

Cambridge Road, Melbourn, ROYSTON, SG8

ASH HOUSE

First Floor

IPMS3 Office Area

	IPMS 3	393.9 sq m	4240 sq ft
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LIMITED USE AREAS

The following are 'Limited Use Areas' within the IPMS3 - Office area:

	Internal Dominant Face (IDF)	0.4 sq m	4 sq ft
	Structure	0.1 sq m	1 sq ft

Net Internal Area

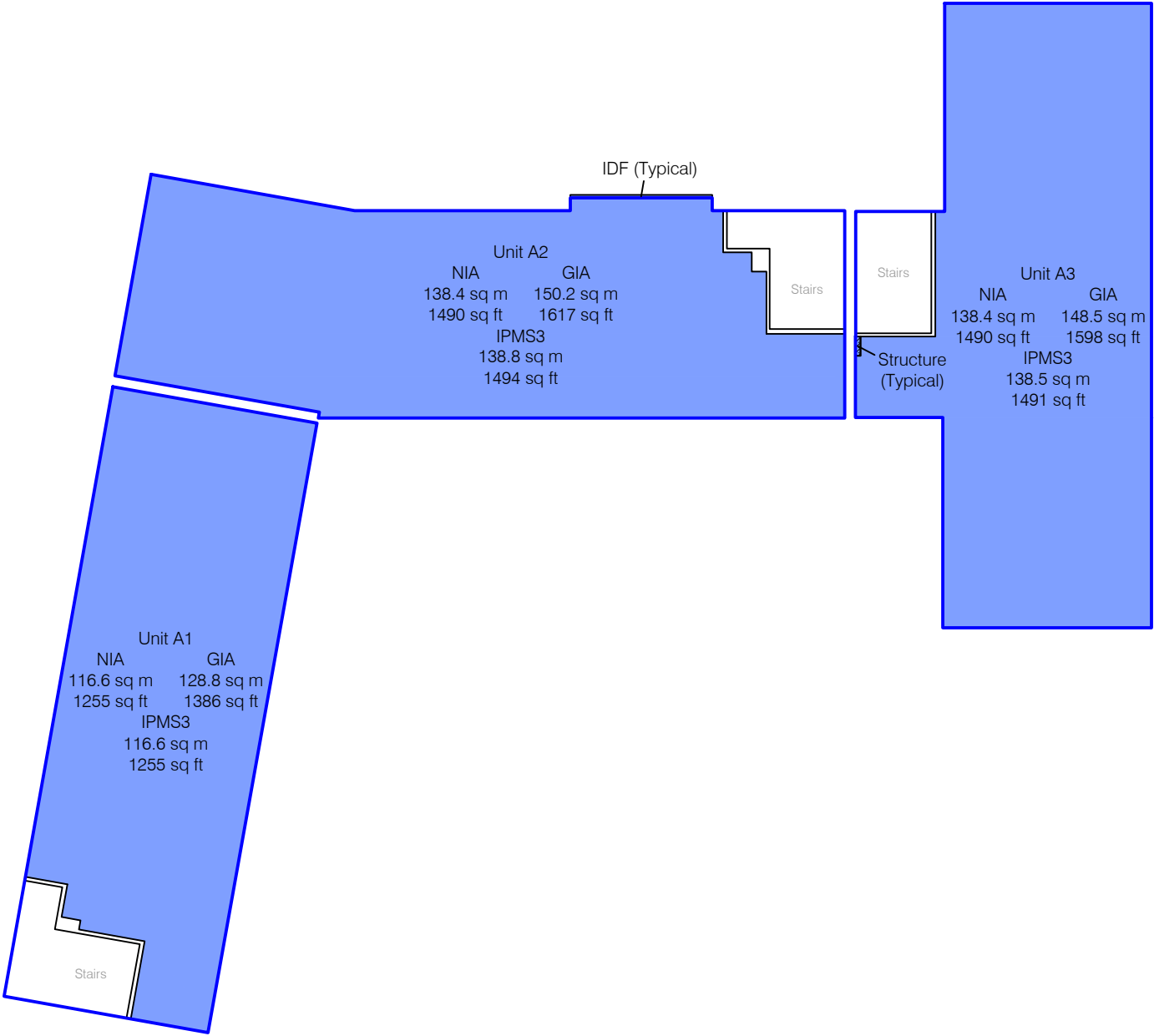
	NIA	393.4 sq m	4235 sq ft
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The following have been EXCLUDED from the TOTAL NIA:

	Internal Dominant Face (IDF)	0.4 sq m	4 sq ft
	Structure	0.1 sq m	1 sq ft

Gross Internal Area

	GIA	427.5 sq m	4601 sq ft
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Notes:

(X.XX)- Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing 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.

Dwg No.

LF2912-A-AREA-1

Issue A

September 2020

Scaled for presentation - 1:200 @ A3

AREA PLAN

MELBOURN SCIENCE PARK

Cambridge Road, Melbourn, ROYSTON, SG8

ASH HOUSE

Ground Floor

IPMS3 Office Area

	IPMS 3	555.5 sq m	5979 sq ft
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LIMITED USE AREAS

The following are 'Limited Use Areas' within the IPMS3 - Office area:

	Internal Dominant Face (IDF)	3.1 sq m	33 sq ft
	Structure	1.9 sq m	20 sq ft

Net Internal Area

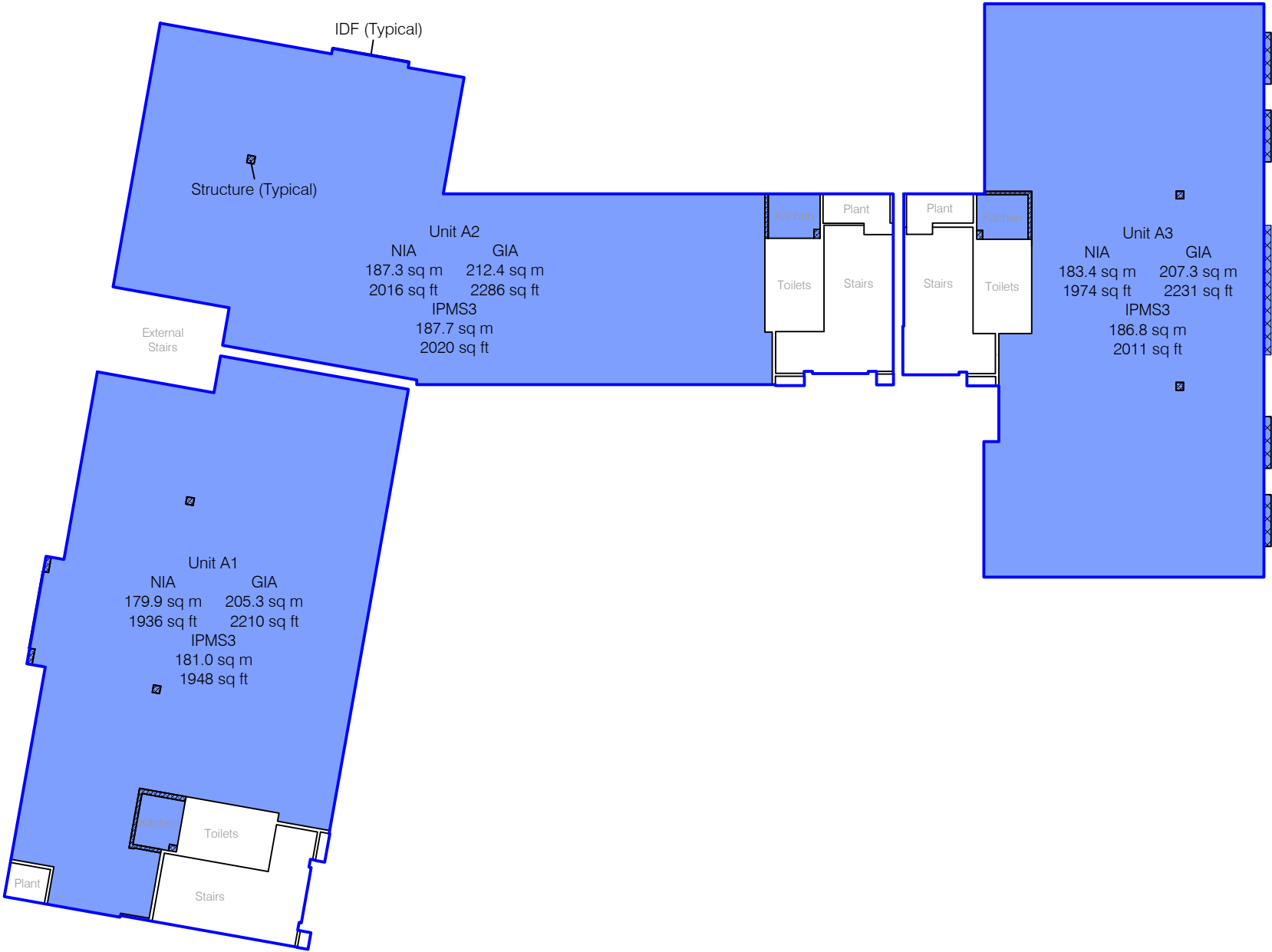
	NIA	550.6 sq m	5926 sq ft
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The following have been EXCLUDED from the TOTAL NIA:

	Internal Dominant Face (IDF)	3.1 sq m	33 sq ft
	Structure	1.9 sq m	20 sq ft

Gross Internal Area

	GIA	625.0 sq m	6727 sq ft
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Notes:

(X.XX)- Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing 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.

Dwg No.

LF2912-A-AREA-G

Issue A

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