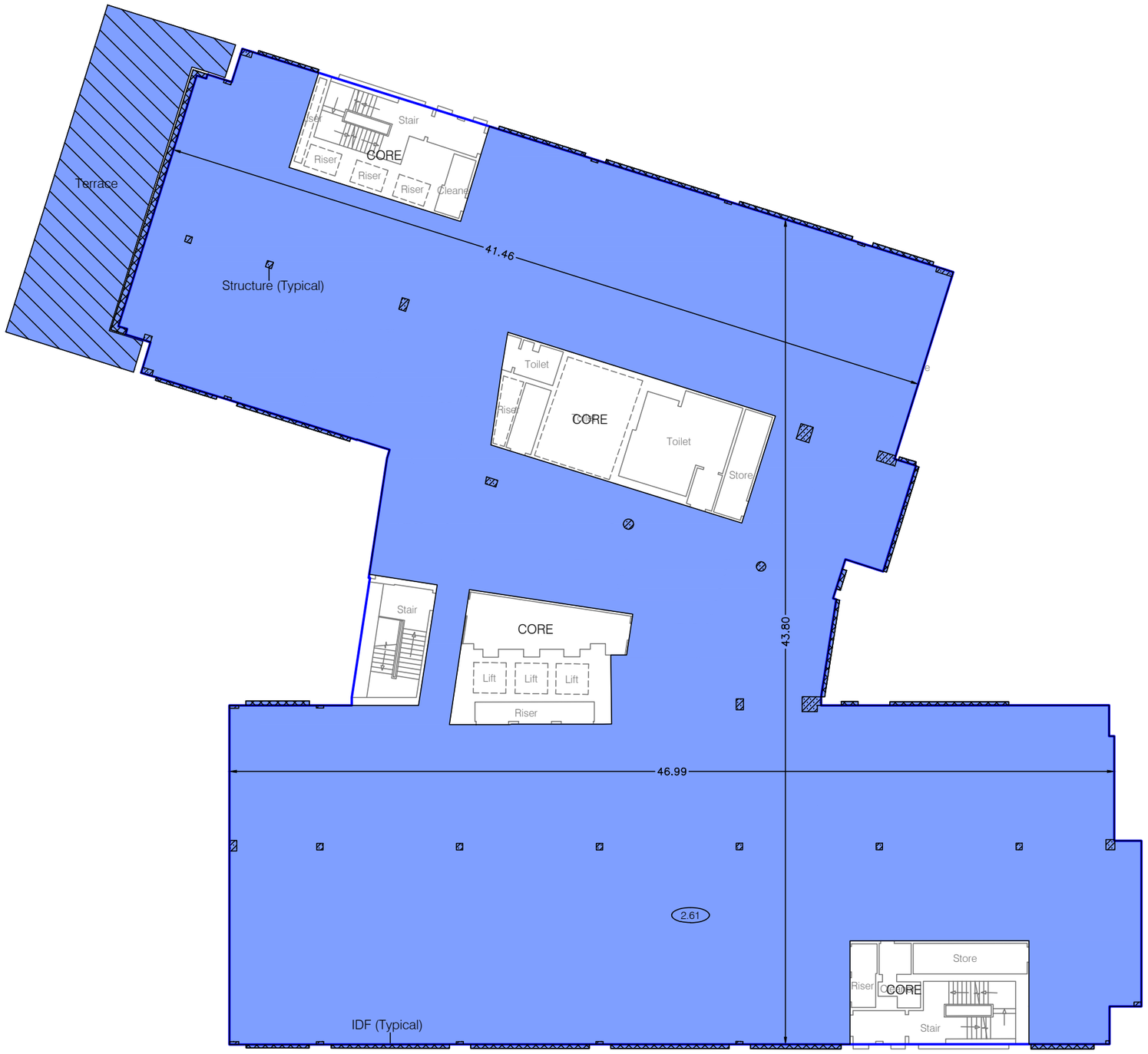


QUEEN STREET

AREA PLAN

GEORGE STEPHENSON HOUSE

Queen Street, YORK, YO1

Third Floor

IPMS3.2 Office Area Plan

	IPMS 3.2	**1702.0 sq m**	**18320 sq ft**

LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

Internal Dominant Face (IDF)	22.0 sq m	237 sq ft
Structure	5.9 sq m	64 sq ft
Terrace	101.9 sq m	1097 sq ft

Net Internal Area

	NIA	**1572.1 sq m**	**16922 sq ft**

Gross Internal Area

	GIA	**1846.6 sq m**	**19877 sq ft**

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. **LF8072-AREA-03**

Issue A September 2026

Scaled for presentation - 1:250 @ A3

Lane & Frankham

info@laneandfrankham.com / +44(0)20 3714 7063 / www.laneandfrankham.com