

AREA PLAN

THE CONNECTION

198 HIGH HOLBORN, LONDON, WC1

Third Floor

IPMS3 Office Area Plan

	IPMS 3	492.6 sq m	5302 sq ft
-------------	--------	------------	------------

LIMITED USE AREAS

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

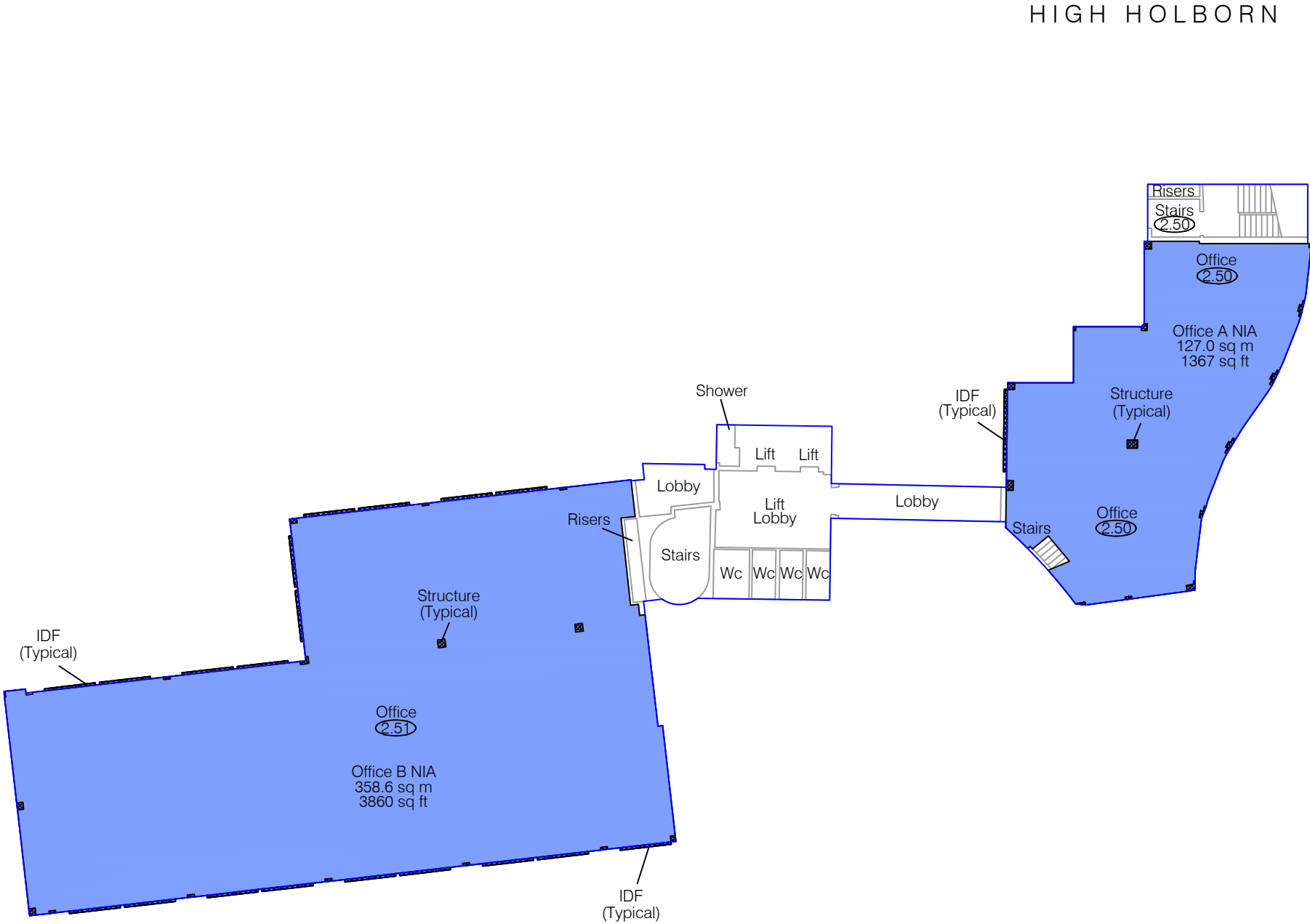
	Internal Dominant Face (IDF)	5.1 sq m	55 sq ft
	Structure	1.9 sq m	20 sq ft

Net Internal Area

	NIA	485.6 sq m	5227 sq ft
-------------	-----	------------	------------

Gross Internal Area

	GIA	577.5 sq m	6216 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. LF5277-AREA-03

Issue B September 2025

Scaled for presentation - 1:250 @ A3