

AREA PLAN

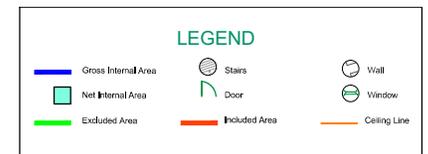
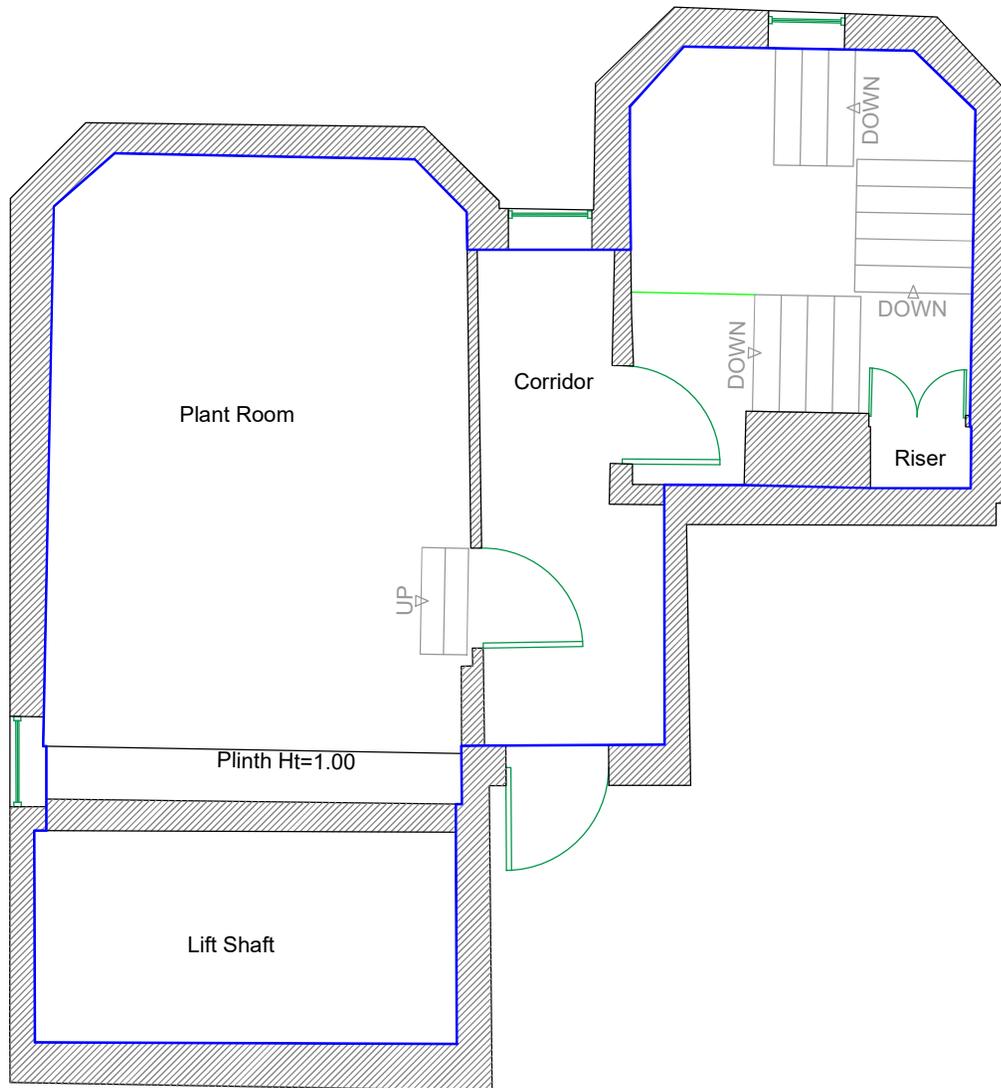
**100 Lower Mount Street, Dublin 2
Co. Dublin**

Fifth Floor

Gross Internal Area

 GIA 54.7 sq m 589 sq ft

TOTAL GIA: 54.7 sq m 589 sq ft



Scaled for presentation purposes

Drawing No.

MSL17828_NIA/GIA_L5

October 2016

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Dublin Kildare Cork Belfast Glasgow London



Note:

This drawing complies with the Royal Institution of Chartered Surveyors (RICS) Professional Statement "RICS Property Measurement, 1st edition, May 2015", more particularly Part three (3) - Code of Measuring Practice. It also 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.

**Condition of Site:
Vacant
Heavy Fit-Out**

Revised By	Date	Description
AG	October 2016	Final Issue
AG	October 2015	Final Issue
AG	October 2015	Final Issue
AG	October 2015	Final Issue
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AREA PLAN

**100 Lower Mount Street, Dublin 2
Co. Dublin**

Fourth Floor

Net Internal Area

 NIA 428.1 sq m 4608 sq ft

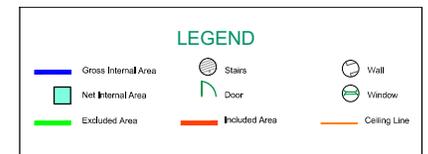
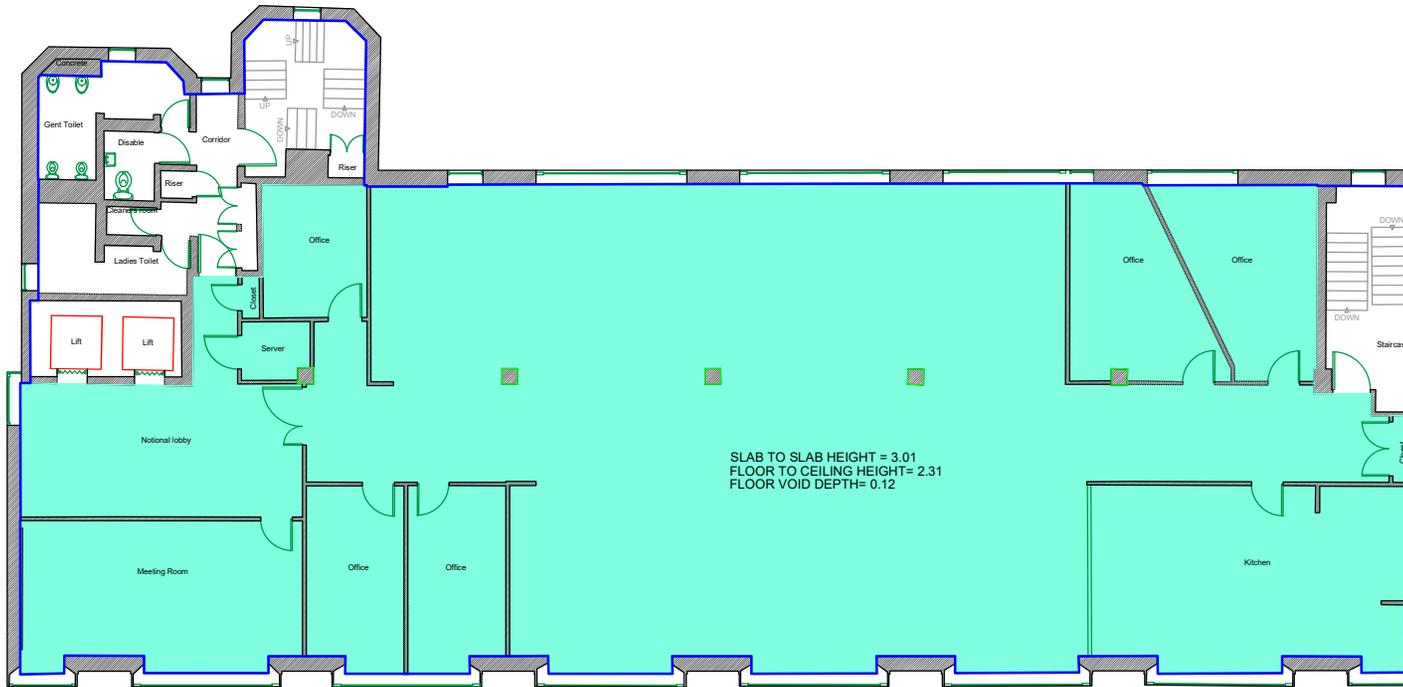
TOTAL NIA: 428.1 sq m 4608 sq ft

Gross Internal Area

 GIA 500.0 sq m 5382 sq ft

TOTAL GIA: 500.0 sq m 5382 sq ft

4th floor



Scaled for presentation purposes

Drawing No.

MSL17828_NIA/GIA_L4

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**Condition of Site:
Vacant
Heavy Fit-Out**

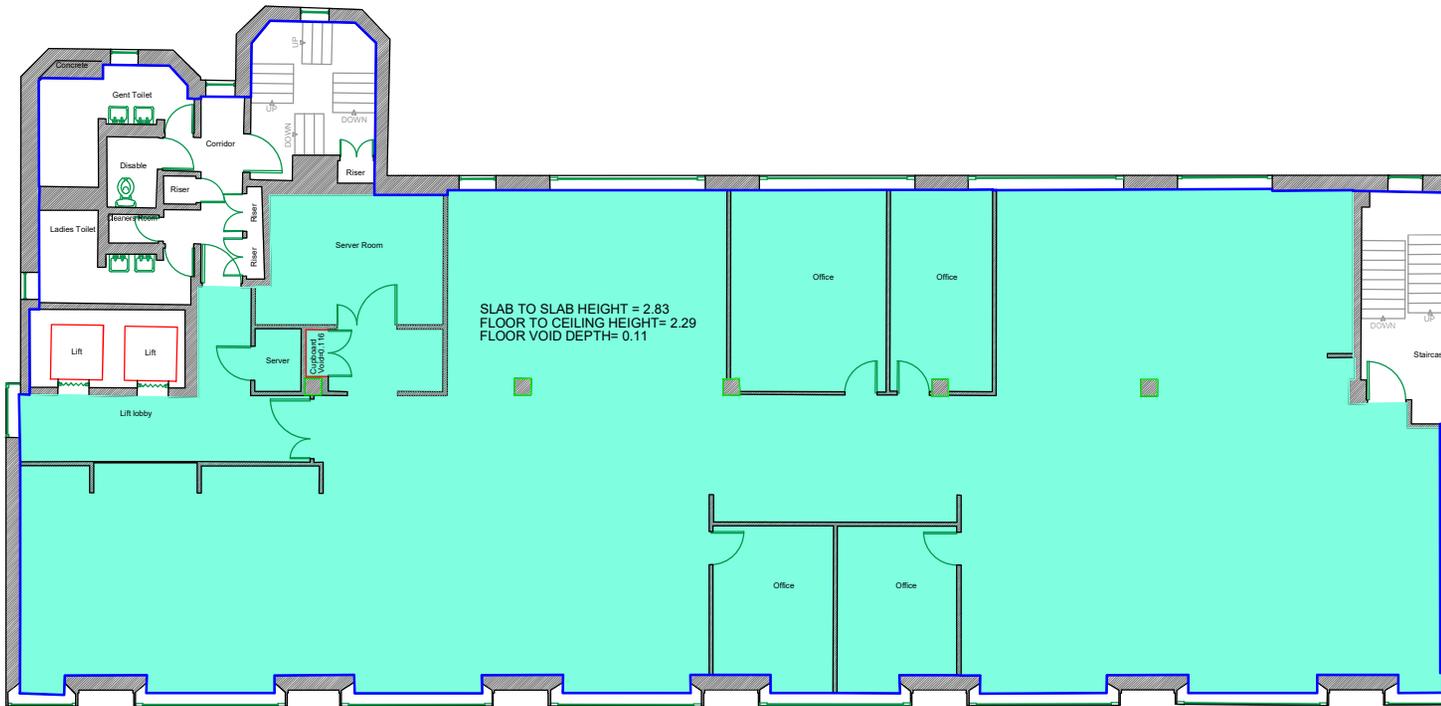
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AG	October 2016		
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AREA PLAN

**100 Lower Mount Street, Dublin 2
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3rd floor



Third Floor

Net Internal Area

■	NIA	426.7 sq m	4593 sq ft
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TOTAL NIA: 426.7 sq m 4593 sq ft

Gross Internal Area

■	GIA	499.0 sq m	5371 sq ft
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TOTAL GIA: 499.0 sq m 5371 sq ft



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Drawing No.

MSL17828_NIA/GIA_L3

October 2016



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**Condition of Site:
Vacant
Heavy Fit-Out**

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AREA PLAN

**100 Lower Mount Street, Dublin 2
Co. Dublin**

Second Floor

Net Internal Area

 NIA 427.9 sq m 4606 sq ft

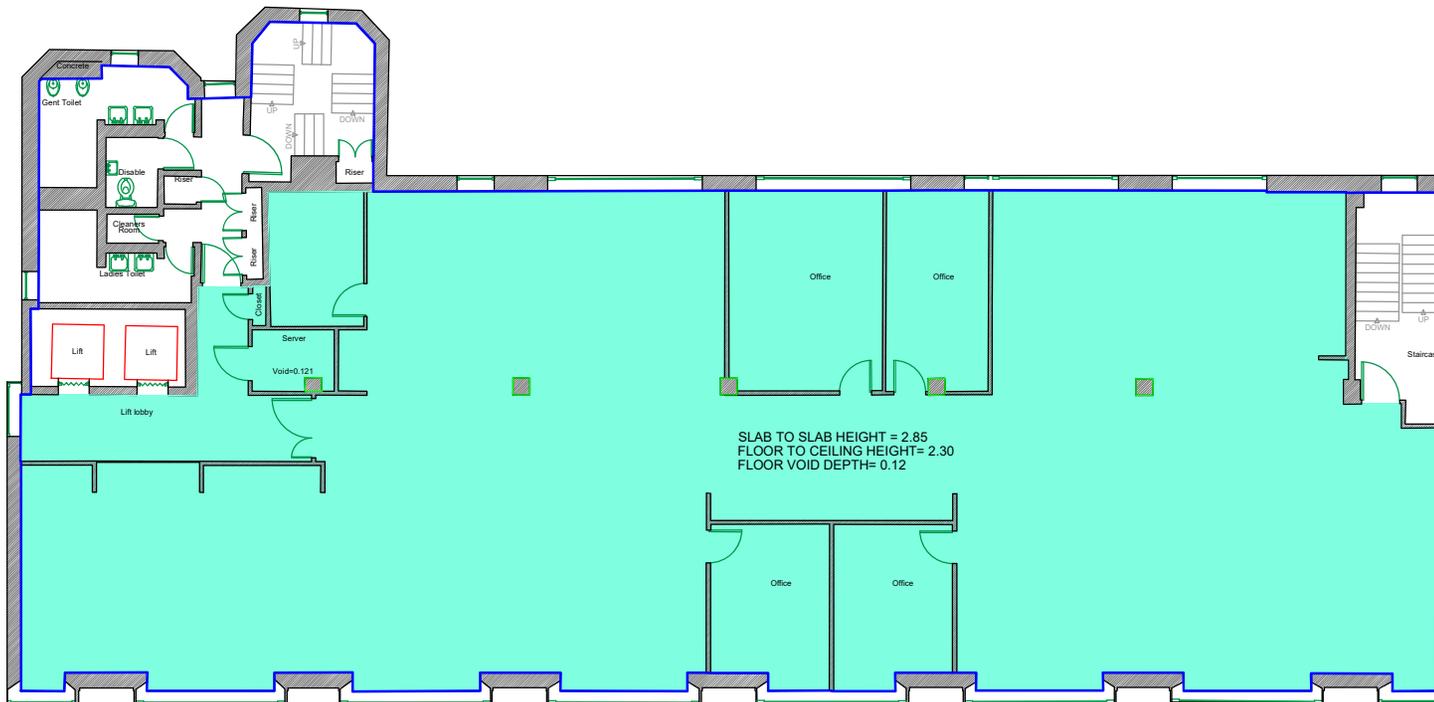
TOTAL NIA: 427.9 sq m 4606 sq ft

Gross Internal Area

 GIA 500.1 sq m 5383 sq ft

TOTAL GIA: 500.1 sq m 5383 sq ft

2nd floor



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Drawing No.

MSL17828_NIA/GIA_L2

October 2016

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Condition of Site:

**Vacant
Heavy Fit-Out**

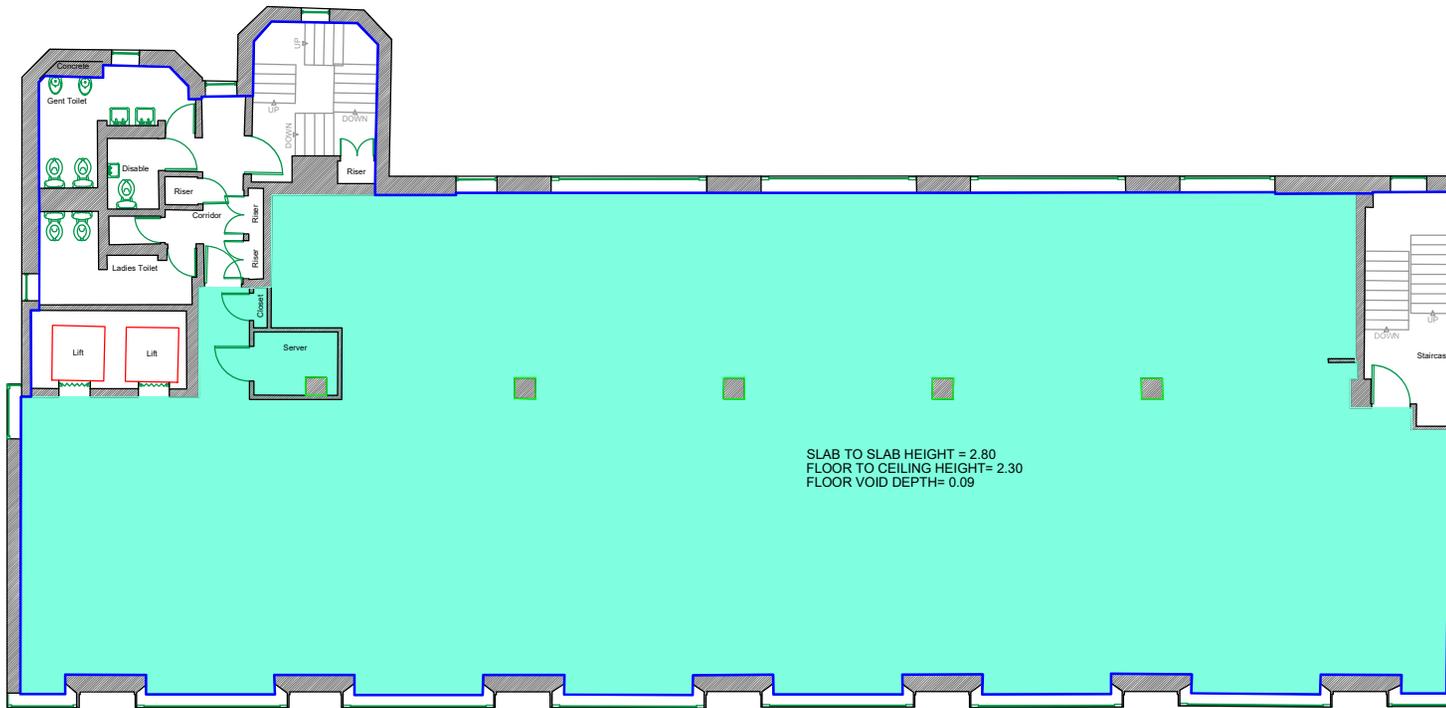
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AREA PLAN

**100 Lower Mount Street, Dublin 2
Co. Dublin**

1st floor



First Floor

Net Internal Area

NIA 425.4 sq m 4579 sq ft

TOTAL NIA: 425.4 sq m 4579 sq ft

Gross Internal Area

GIA 498.5 sq m 5366 sq ft

TOTAL GIA: 498.5 sq m 5366 sq ft



Scaled for presentation purposes

Drawing No.

MSL17828_NIA/GIA_L1

October 2016

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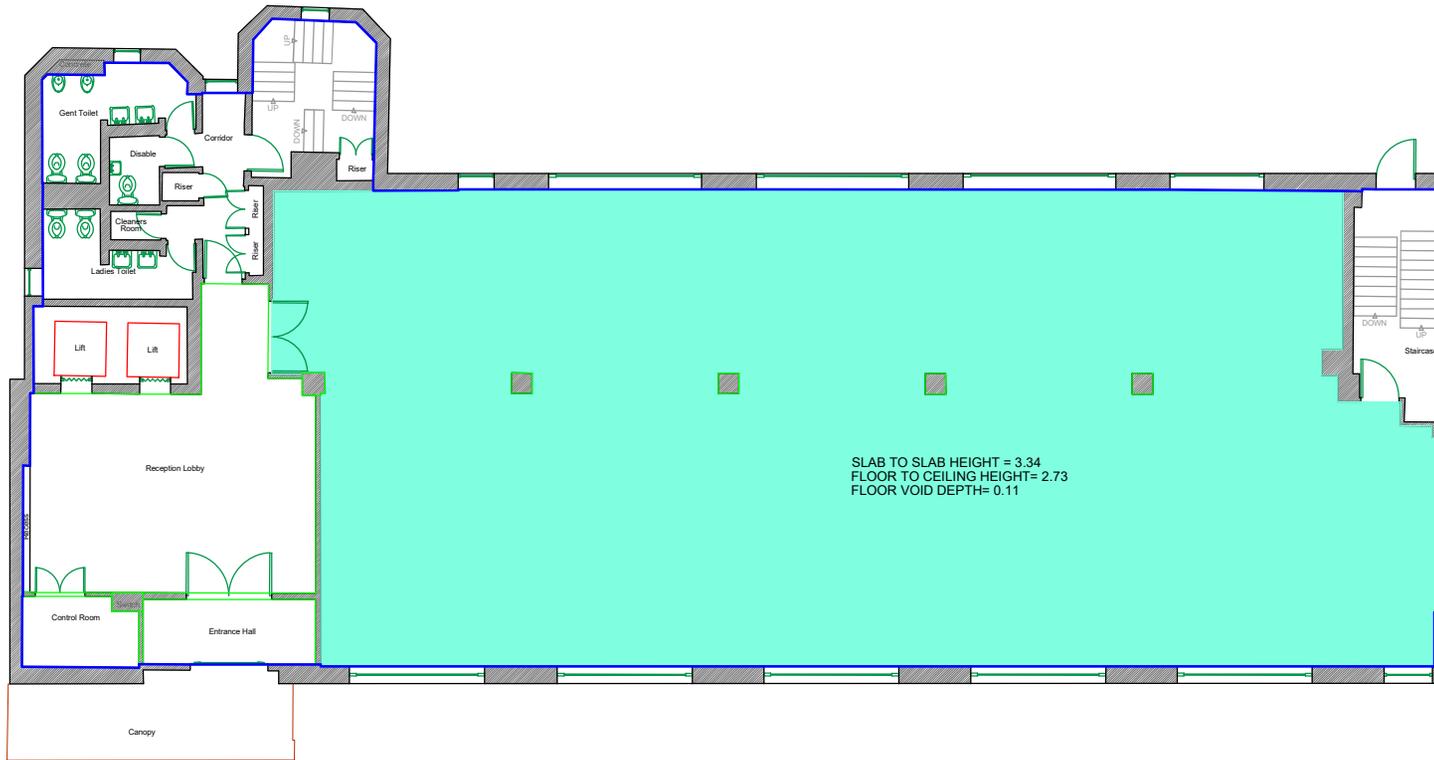
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**Condition of Site:
Vacant
Heavy Fit-Out**

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Ground floor



AREA PLAN

**100 Lower Mount Street, Dublin 2
Co. Dublin**

Ground Floor

Net Internal Area

■ NIA	352.2 sq m	3791 sq ft
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TOTAL NIA: 352.2 sq m 3791 sq ft

The following areas have been EXCLUDED from the Total NIA:

Reception	44.6 sq m	480 sq ft
Entrance Hall	7.6 sq m	82 sq ft
Control Room	5.3 sq m	58 sq ft
Switch	0.4 sq m	4 sq ft

Gross Internal Area

□ GIA	486.8 sq m	5240 sq ft
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TOTAL GIA: 486.8 sq m 5240 sq ft



Scaled for presentation purposes

Drawing No.

MSL17828_NIA/GIA_LO

October 2016

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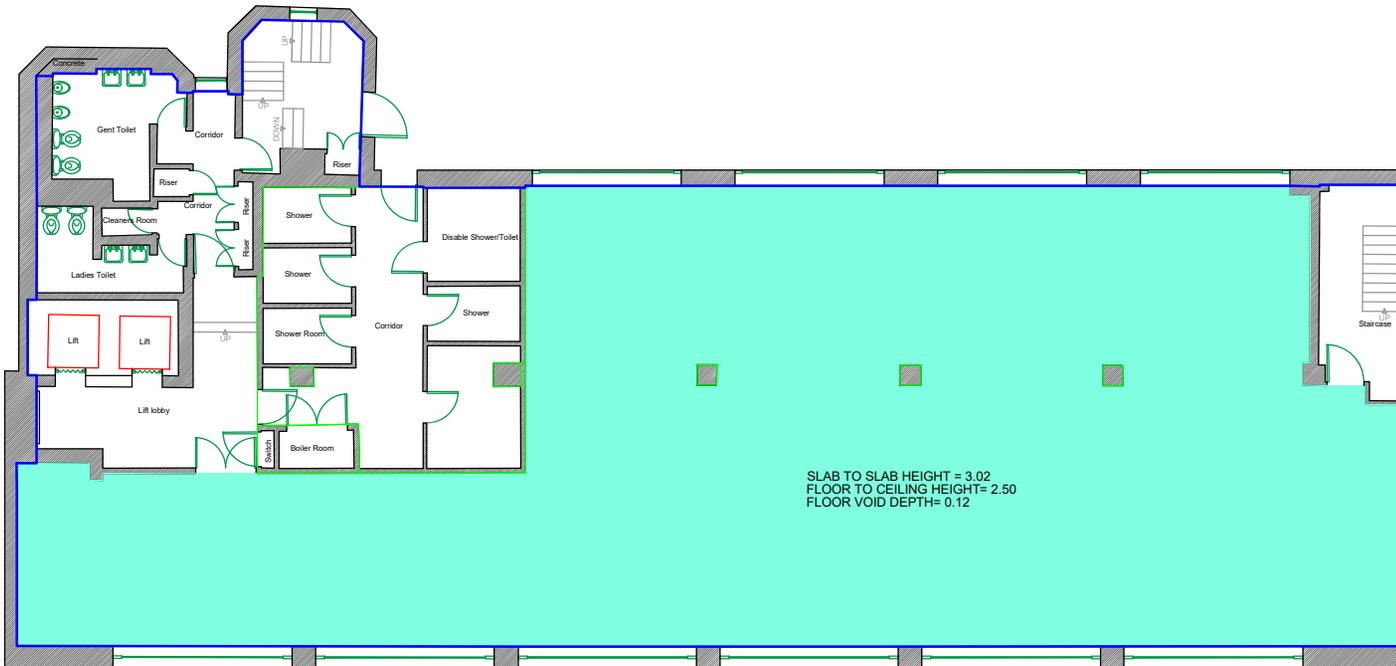
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AREA PLAN

**100 Lower Mount Street, Dublin 2
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Lower floor



Lower Ground Floor

Net Internal Area

■ NIA	335.5 sq m	3611 sq ft
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TOTAL NIA: 335,5 sq m 3611 sq ft

The following areas have been EXCLUDED from the Total NIA:

Shower Area	49.9 sq m	537 sq ft
Boiler/Switch Room	3.5 sq m	37 sq ft

Gross Internal Area

□ GIA	480.2 sq m	5169 sq ft
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TOTAL GIA: 480,2 sq m 5169 sq ft



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Drawing No.

MSL17828_NIA/GIA_L-1

October 2016



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