



LEVEL 07

AREAS OUT OF DEMISE

Total Demise: **156m²**
Occupational Density at 1:7* with 20 person occupancy as shown with:

- 12 Desks
- 2 X 4P Meeting Rooms
- 1 x Teapoint
- 1 x Welcome Area
- 1 x Comms Room
- Soft Seating

BCO guidance on workspace allocation in speculative office design recommends 10m² per person as the standard occupational density. The previous high-density benchmark of 8m² per person is now classified as a special use case for exceptional scenarios.

*The requested 1:7 density layout shown exceeds the recommended benchmark and will require Building Control sign-off. This is to ensure compliance with safety regulations for both tenant and landlord areas, due to the increased occupancy. Building Control sign-off of the layout to be obtained **prior** to works commencing on site.

GENERAL NOTES

- Drawing produced from survey produced by others. All dimensions to be reviewed and checked on site.
- Door swing/s to be reviewed by Building Control.
- Layouts to be reviewed with Building Control and a Fire Engineer.
- Ceilings and RCP's have not been considered for the purpose of this Test Fit Space Plan
- All IT/AV to be coordinated by Virtus including sufficient support patressing cabling, fixtures and fittings.
- All underfloor power and positioning to be carried out by Virtus in collaboration with MEP and raised floor pedestals / furniture suppliers' cable management.
- Occupational density shown provisionally - TBC once layout is agreed. Area calculations are estimated within this test fit / study and subject to change following Site review.

Notes

1. All dimensions are to be verified by the Contractor on site, any discrepancies in this drawing are to be reported to Aros Ltd.
2. The Contractor shall not vary any work shown on this drawing without prior approval in writing from Aros Ltd.
3. The Contractor shall supply a full set of shop drawings and specifications prior to commencement of work.
4. This drawing supersedes all previous issues of the same drawing number with an earlier revision suffix.
5. The Contractor shall immediately inform Aros Ltd of the effect upon the programme and costs of any alterations to the proposed works shown on this drawing
6. This drawing is the copyright of Aros Ltd and the contents must not be disclosed to other parties without prior agreement.

Revisions

Rev	Date	Drawn	Checked	Description
P01	14.07.25	KN	ML	ISSUED FOR INFORMATION
P02	15.07.25	KN	ML	UPDATED TO CLIENT COMMENTS
P03	06.08.25	KN	KN	UPDATED TO CLIENT COMMENTS

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Project
64 CORNHILL - LEVEL 4 AND 7

Title
PROPOSED TEST FIT SPACE PLAN
- LEVEL 07

Status
FOR INFORMATION

Drawn by	Checked by	Date
KN	ML	JUL 25
Project No	Scale	
6498	1:50@A1	
Drawing No		Rev
107		P03