

SUMMARY OF INTERNAL AREAS
PROJECT ACORN, 32 Corn Street, BRISTOL

Property Ref: 7260

FLOOR	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS			
				sq m	sq ft	sq m	sq ft		
NIA									
SECOND	Office	180.6	1944	Comm's Room	6.0	65	Service Cupboard	1.9	20
				Corridor	15.0	161			
FIRST	Office	420.7	4528				Access	10.1	109
							Plant	8.7	94
							Toilet	19.8	213
MEZZANINE	Office	130.4	1403				Corridor	26.4	284
	Storage	74.1	798	Locker Rooms	47.9	516	Cleaners Cupboard	6.5	70
	Sub Total	204.5	2201				Lobby	6.2	67
							Plant	24.2	260
							Toilets	63.4	682
GROUND	Zone A	72.1	776				Access	20.6	222
	Zone A1	117.1	1260						
	Zone B	106.7	1149						
	Zone B1	106.6	1147						
	Zone C	72.7	783						
	Zone C1	119.2	1283						
	Zone D1	82.5	888						
	Remainder	161.5	1738						
	Sub Total	838.4	9024						
	ITZA	364.2	3920						
	Storage	17.4	187						
	GROUND TOTAL	855.8	9211						
BASEMENT	Storage	499.7	5379				Access	122.7	1321
							Toilet	3.8	41
OVERALL TOTAL		2161.3	23263						

SHOP DIMENSIONS	Metres	Feet	Inches
Gross Frontage	41.12	134	11
Gross Return Frontage	29.56	97	0
Net Frontage	21.06	69	1
Net Return Frontage	3.17	10	5
Shop Depth	26.11	85	8
Shop Width	38.69	126	11

R Headroom - Restricted Headroom less than 1.5 metres above finished floor level

Zone Depths = 6.1/20ft

ITZA values have been calculated using the standard formula:

Zone A + half Zone B + a quarter of Zone C + an eighth of Zone D + one sixteenth of the remainder

FLOOR	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
GIA							
THIRD	Plant	115.3	1241				
SECOND	Office	240.2	2585				
FIRST	Office	551.2	5933				
MEZZANINE	Office/Storage	435.7	4690				
GROUND	Retail/Storage	1035.2	11143				
BASEMENT	Storage	910.8	9804				
OVERALL TOTAL		3288.4	35396				

Number of car parking spaces

N/A


PROJECT ACORN

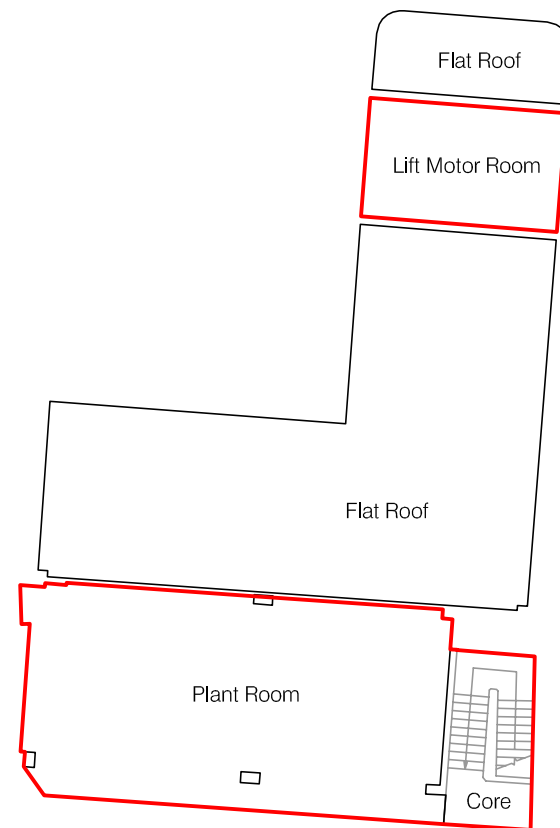
32 Corn Street, Bristol

Property Ref: 7260

Third Floor

Net & Gross Internal Area Plan

	GIA	115.3 sq m	1241 sq ft
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ST NICHOLAS STREET

CORN STREET

Drawing No. **18232-7260-A3**

Issue A

August 2007

Scaled for presentation purposes

Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction

Note.
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.

Revisions:
A - First Issue
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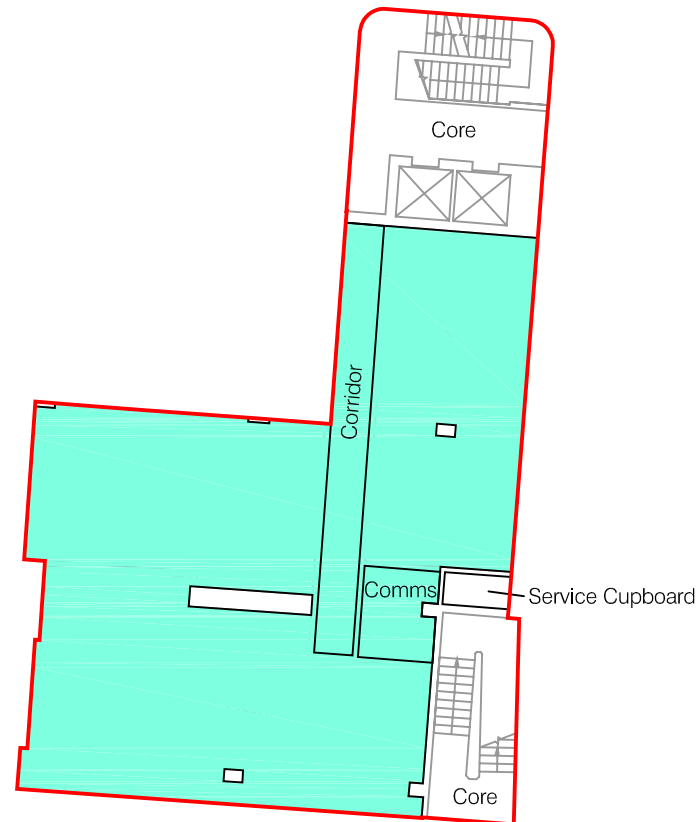
PROJECT ACORN

32 Corn Street, Bristol

Property Ref: 7260

Second Floor

Net & Gross Internal Area Plan



	OFFICE	180.6 sq m	1944 sq ft
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TOTAL NIA: 180.6 sq m 1944 sq ft

The following areas have been INCLUDED in the OFFICE Area:

Comm's Room	6.0 sq m	65 sq ft
Corridor	15.0 sq m	161 sq ft

The following area has been EXCLUDED from the OFFICE Area:

Service Cupboard	1.9 sq m	20 sq ft
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	GIA	240.2 sq m	2585 sq ft
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ST NICHOLAS STREET

CORN STREET

Drawing No. 18232-7260-A2

Issue A August 2007

Scaled for presentation purposes

Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction

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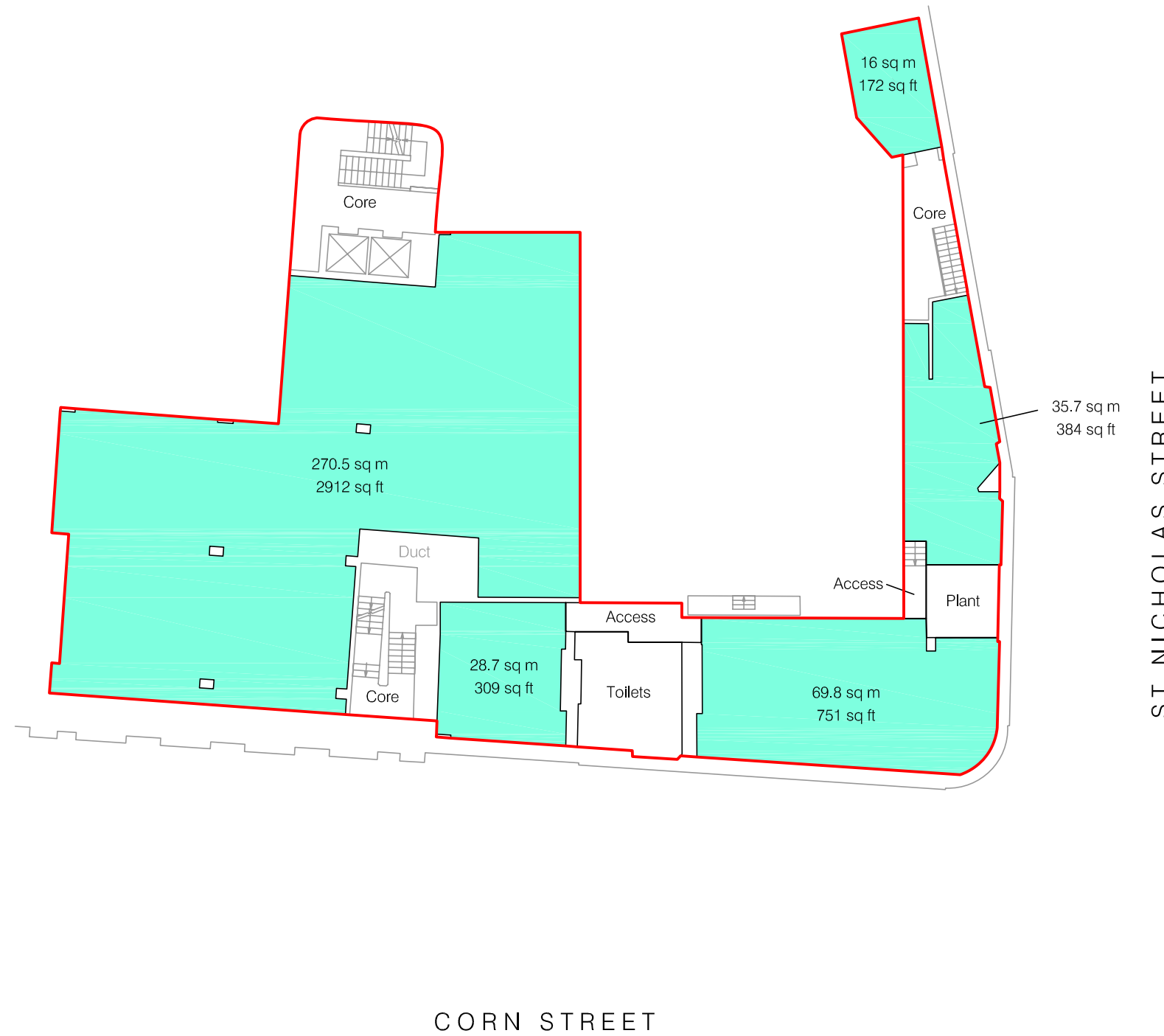
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PROJECT ACORN

32 Corn Street, Bristol

Property Ref: 7260

First Floor Net & Gross Internal Area Plan



■	OFFICE	420.7 sq m	4528 sq ft
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TOTAL NIA: 420.7 sq m 4528 sq ft

The following areas have been EXCLUDED from the OFFICE Area:

Access	10.1 sq m	109 sq ft
Plant	8.7 sq m	94 sq ft
Toilets	19.8 sq m	213 sq ft

□	GIA	551.2 sq m	5933 sq ft
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Drawing No. 18232-7260-A1

Issue A August 2007

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Condition of Site:
Occupied
 Vacant
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 Under Construction

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PROJECT ACORN

32 Corn Street, Bristol

Property Ref: 7260

Mezzanine

Net & Gross Internal Area Plan



■	OFFICE	130.4 sq m	1403 sq ft
■	STORAGE	74.1 sq m	798 sq ft

TOTAL NIA: 204.5 sq m 2201 sq ft

The following area has been INCLUDED in the STORAGE Area:

Locker Rooms 47.9 sq m 516 sq ft

The following areas have been EXCLUDED from the TOTAL Area:

Corridor 26.4 sq m 284 sq ft

Cleaners Cupboard 6.5 sq m 70 sq ft

Lobby 6.2 sq m 67 sq ft

Plant 24.2 sq m 260 sq ft

Toilets 63.4 sq m 682 sq ft

GIA 435.7 sq m 4690 sq ft

Drawing No. 18232-7260-AM

Issue A August 2007

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Condition of Site:
Occupied
 Vacant
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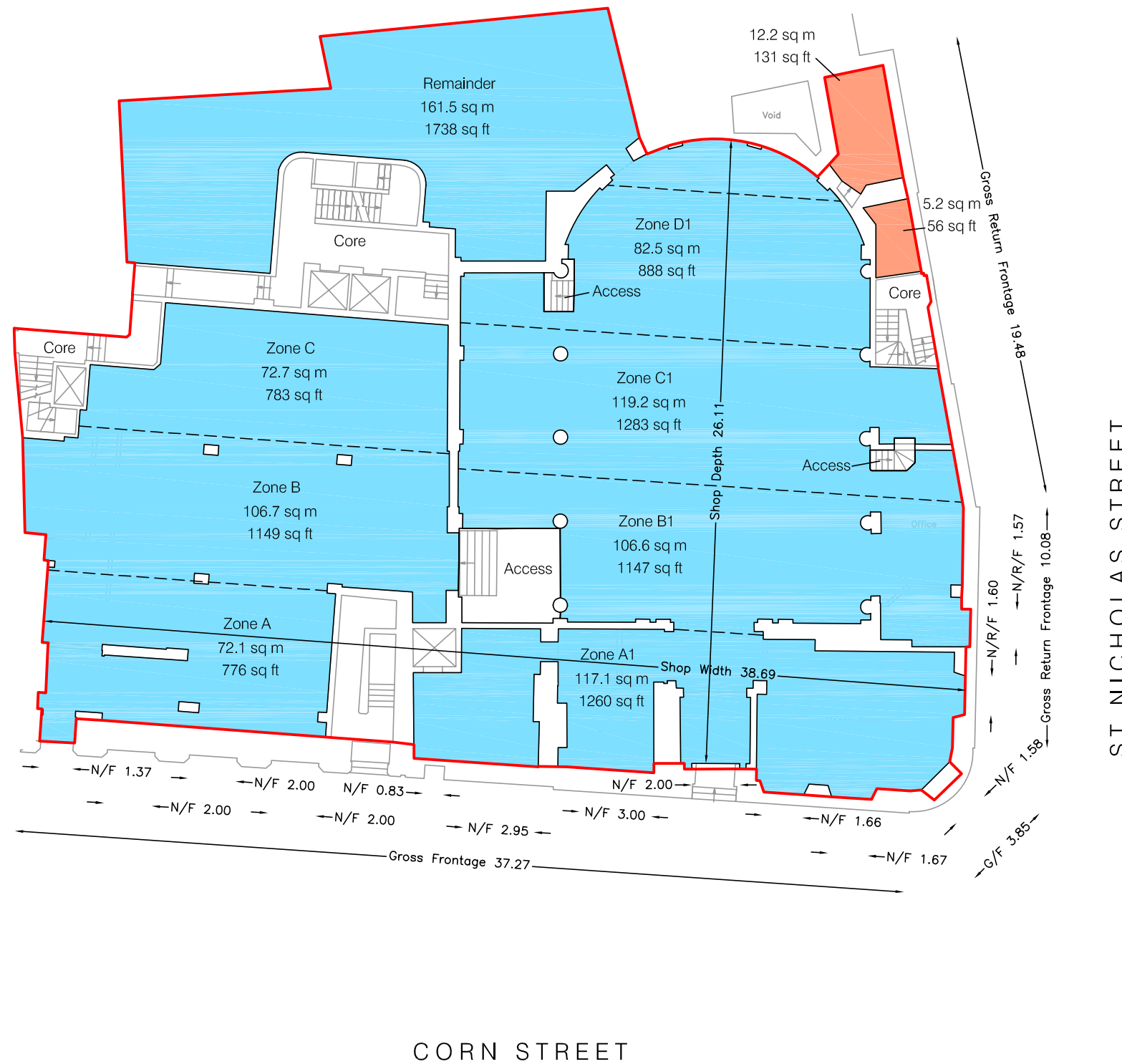
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PROJECT ACORN

32 Corn Street, Bristol

Property Ref: 7260

Ground Floor Net & Gross Internal Area Plan



■	RETAIL	838.4 sq m	9024 sq ft
■	STORAGE	17.4 sq m	187 sq ft

TOTAL NIA: 855.8 sq m 9211 sq ft

The following area has been EXCLUDED from the RETAIL Area:

Access	20.6 sq m	222 sq ft
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□ **GIA 1035.2 sq m 11143 sq ft**

Car Parking Spaces N/A

Condition of Site:
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Drawing No. 18232-7260-AG

Issue A August 2007

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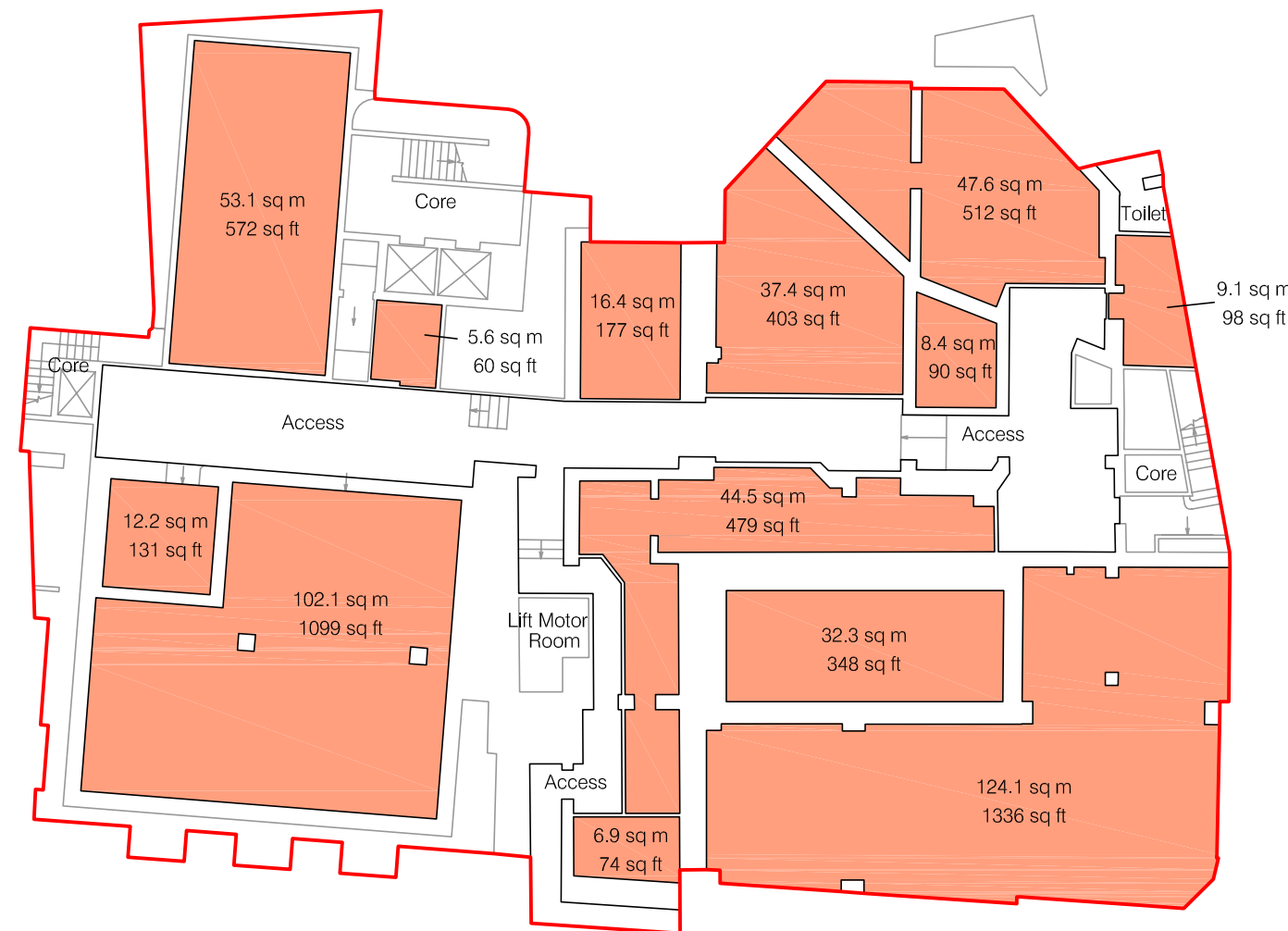
PROJECT ACORN

32 Corn Street, Bristol

Property Ref: 7260

Basement Floor

Net & Gross Internal Area Plan



■	STORAGE	499.7 sq m	5379 sq ft
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TOTAL NIA: 499.7 sq m 5379 sq ft

The following areas have been EXCLUDED from the STORAGE Area:

Access	122.7 sq m	1321 sq ft
Toilet	3.8 sq m	41 sq ft

□	GIA	910.8 sq m	9804 sq ft
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ST NICHOLAS STREET

CORN STREET

Drawing No. 18232-7260-AB

Issue A August 2007

Scaled for presentation purposes

Condition of Site:
Occupied
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Heavy Fit-Out
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