

Office Fit Out Indicative Cost Estimate

This report has been prepared to provide an indicative cost estimate for the proposed fitout works to the commercial unit at 8-10 Stukeley Street.

Description	Qty	Unit	Rate	Total	Comment
Stairs					
Supply & install new stair to basement	1	item	£25,000	£25,000	Steel stairs incl balustrade
Internal Walls					
Internal partitions to form WC's	7	m ²	£93	£611	
Lining to external walls	112	m ²	£60	£6,742	Ground floor only
Internal Doors					
Door to WC	1	nr	£670	£670	
Wall Finishes					
Paint finish to walls generally	126	m ²	£12	£1,506	
Tiling to WC	7	m ²	£45	£318	Assume half height to all walls
Floor Finishes					
Tiling to WC	4	m ²	£55	£211	
Carpet to office area generally	133	m ²	£45	£5,974	
Entrance matt	1	item	£500	£500	
Ceiling Finishes					
Suspended ceiling throughout	137	m ²	£45	£6,147	Basement & ground
Paint finish to ceilings generally	137	m ²	£15	£2,049	Basement & ground
Fixtures & Fittings					
Supply & install kitchenette	1	item	£3,500	£3,500	
Mirrors to WC	1	nr	£150	£150	
Grab rails to WC	1	item	£350	£350	
Mechanical Works					
Allow for split AC units to basement	1	item	£5,000	£5,000	
Allow for ventilation to WC	1	item	£1,500	£1,500	
Allow for sprinklers	137	m ²	£65	£8,879	Assume mains connection
Supply & install WC incl connect to waste	1	nr	£350	£350	
Supply & install sink incl connect to waste	1	nr	£250	£250	
Allowance for plumbing to kitchenette	1	item	£1,200	£1,200	Hot & cold water & drainage
Electrical Works					
Allowance for power generally to office	137	m ²	£45	£6,147	
Allowance for lighting generally to office	137	m ²	£35	£4,781	
Allow for panel heaters to office	137	m ²	£15	£2,049	
Allow for fire alarm installation	137	m ²	£20	£2,732	
Allow for disabled alarm to WC	1	item	£500	£500	
Allow for data cabling		m ²		excluded	By tenant
Allow for security alarm		m ²		excluded	By tenant
Allow for CCTV		m ²		excluded	By tenant
BWIC					
Allowance for services BWIC	5%	%		£1,669	
On Costs					
Allow for design fees	1	item	£1,500	£1,500	Architects setting out etc
Preliminaries & OH&P	5%	%		£4,514	Banks on site already
Total Cost of Works				£94,801	

Notes:

- Estimate based on assumed scope of works - exact scope and specification to be reviewed and agreed.
- Estimate assumes works carried out during the on-going works programme at Stukeley. Any extension beyond that programme will incur additional preliminaries which have not been included for in this estimate.
- No allowance included for contingency