


AREA PLAN

BEASLEY COURT

3 Warwick Place, UXBRIDGE, UB8

Ground Floor

IPMS3 Office Area Plan

	IPMS 3	218.1 sq m	2348 sq ft
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LIMITED USE AREAS


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

	Door Recess	0.2 sq m	2 sq ft
	Internal Dominant Face (IDF)	3.8 sq m	41 sq ft
	Structure	2.6 sq m	28 sq ft

The following are EXCLUSIONS from the IPMS 3 - OFFICE TOTAL:

Common Reception	51.5 sq m	554 sq ft
Landlord Plant	0.5 sq m	6 sq ft

Net Internal Area

	NIA	211.5 sq m	2277 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

	Door Recess	0.2 sq m	2 sq ft
Common Reception	48.7 sq m	524 sq ft	
Landlord Plant	0.5 sq m	6 sq ft	

Gross Internal Area

	GIA	350.0 sq m	3767 sq ft
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The following has been EXCLUDED from the TOTAL GIA:

Undercroft	254.6 sq m	2740 sq ft
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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. LF3993-AREA-G

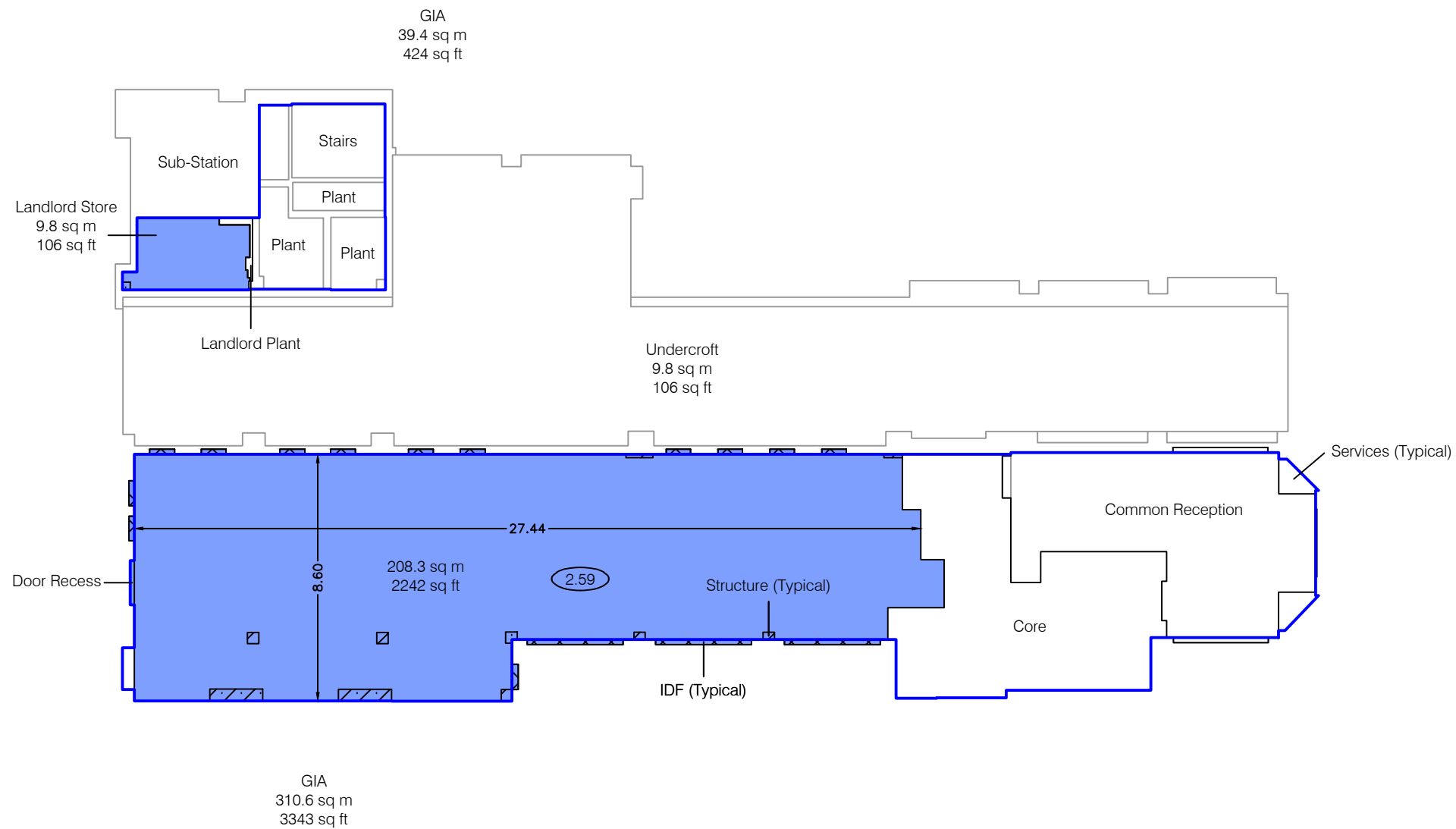
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Scaled for presentation - 1:200 @ A3

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WARWICK PLACE