





# AREA PLAN

## 9 MONTAGUE STREET

LONDON, WC1B

### Second Floor

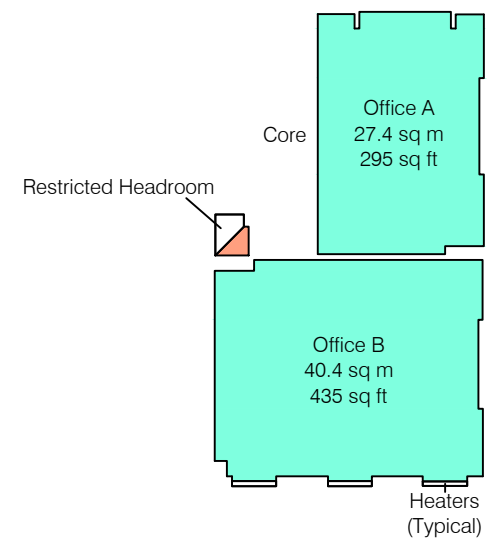
#### Net Internal Area

	OFFICE	67.8 sq m	730 sq ft
	STORAGE	0.4 sq m	4 sq ft



**TOTAL NIA: 68.2 sq m 734 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.5 sq m	5 sq ft
Restricted Headroom	0.5 sq m	5 sq ft



MONTAGUE STREET

	FLOOR TO CEILING HEIGHT (METRES)
	FLOOR TO FALSE CEILING HEIGHT (METRES)

**Dwg No. 36495-9MS-A2**

Issue A October 2016

Scaled for presentation purposes

**Plowman Craven**  
Regulated by RICS



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

Notes:  
This drawing complies with the 6th edition of the RICS code and 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 - Original Issue (October 2016)


# AREA PLAN

## 9 MONTAGUE STREET

LONDON, WC1B

### First Floor

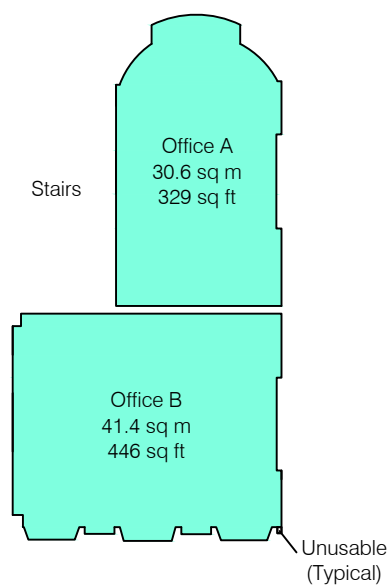
#### Net Internal Area

	OFFICE	72.0 sq m	775 sq ft
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

**TOTAL NIA:** **72.0 sq m** **775 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Unusable	<0.1 sq m	<1 sq ft
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MONTAGUE STREET

	FLOOR TO CEILING HEIGHT (METRES)
	FLOOR TO FALSE CEILING HEIGHT (METRES)

**Dwg No.** **36495-9MS-A1**

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#### Condition of Site:

Occupied  
**Vacant**  
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Shell & Core  
**Under Construction**  
Cat A Fit-Out

#### Notes:

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# AREA PLAN

## 9 MONTAGUE STREET

LONDON, WC1B

### Ground Floor

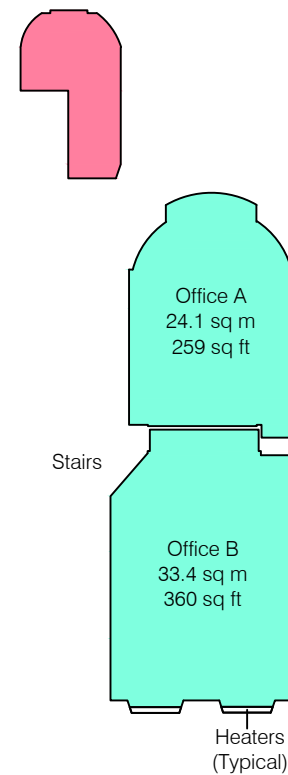
#### Net Internal Area

	OFFICE	57.5 sq m	619 sq ft
	ANCILLARY	8.3 sq m	89 sq ft

**TOTAL NIA: 65.8 sq m 708 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.4 sq m	4 sq ft
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MONTAGUE STREET

0.00 FLOOR TO CEILING HEIGHT (METRES)

F0.00 FLOOR TO FALSE CEILING HEIGHT (METRES)

**Dwg No. 36495-9MS-AG**

Issue A

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Condition of Site:

Occupied  
**Vacant**  
Heavy Fit-Out  
Shell & Core  
**Under Construction**  
Cat A Fit-Out

Notes:

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# AREA PLAN

## 9 MONTAGUE STREET

LONDON, WC1B

### Basement Floor

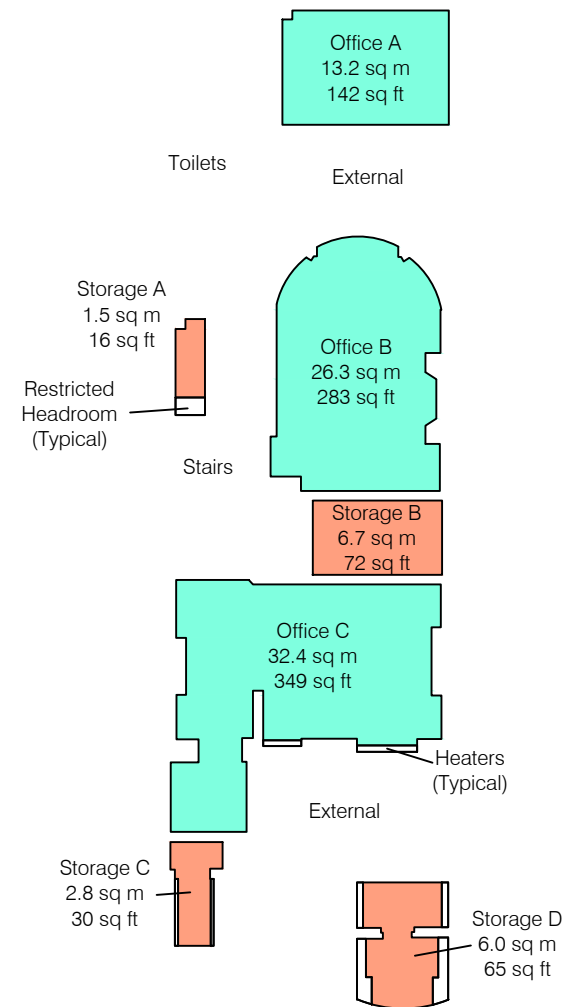
#### Net Internal Area

<span style="color: cyan;">■</span>	OFFICE	71.9 sq m	774 sq ft
<span style="color: orange;">■</span>	STORAGE	17.0 sq m	183 sq ft

**TOTAL NIA: 88.9 sq m 957 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Heaters	0.4 sq m	4 sq ft
Restricted Headroom	2.1 sq m	23 sq ft



MONTAGUE STREET

0.00	FLOOR TO CEILING HEIGHT (METRES)
F0.00	FLOOR TO FALSE CEILING HEIGHT (METRES)

**Dwg No. 36495-9MS-AB**

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