

# AREA PLAN

## 155 FENCHURCH STREET LONDON, EC3

### Ground Floor

#### Net Internal Area

OFFICE	153.1 sq m	1648 sq ft
RETAIL	282.7 sq m	3044 sq ft

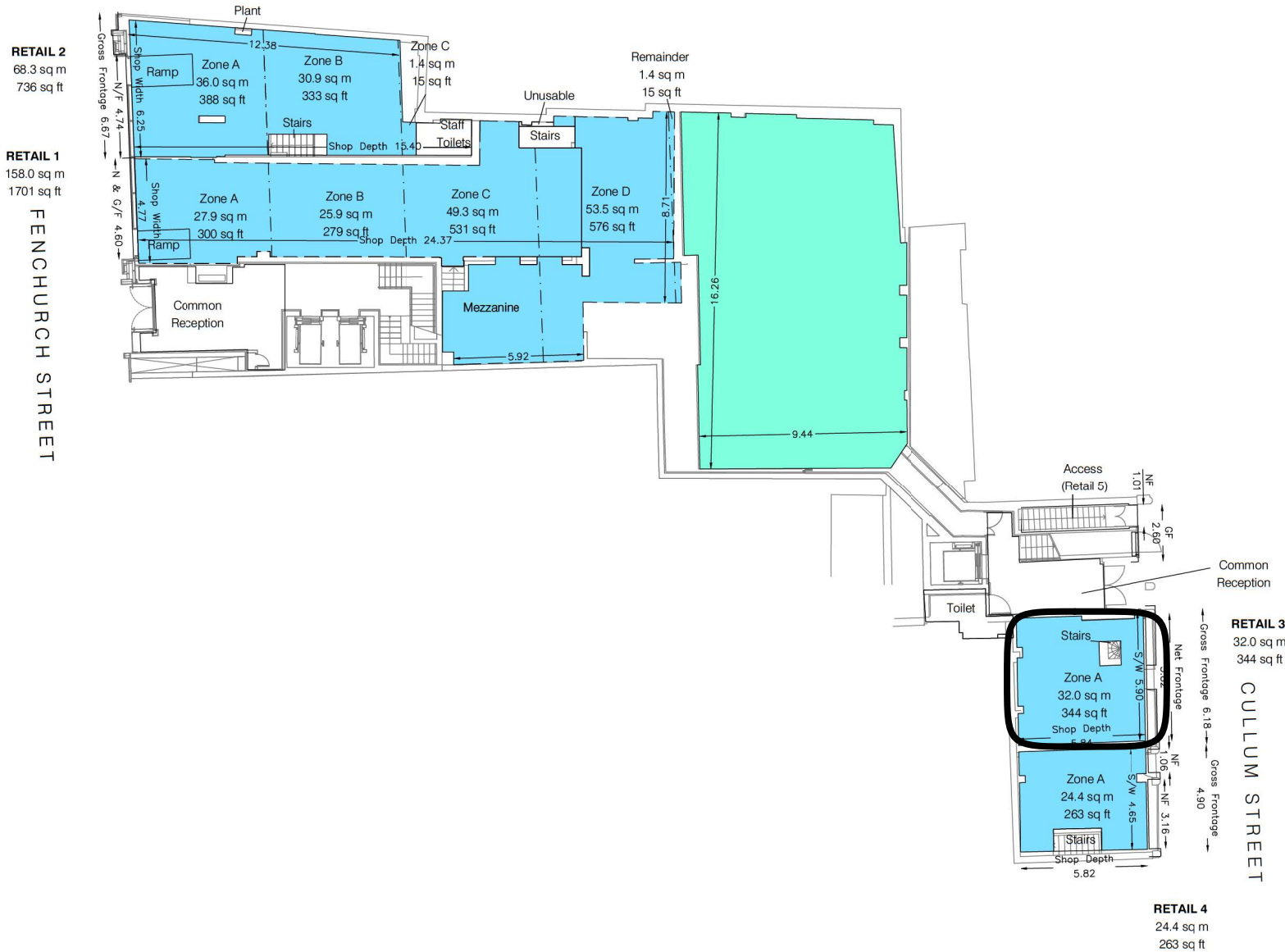
**TOTAL NIA: 435.8 sq m 4692 sq ft**

The following has been INCLUDED in the TOTAL NIA:

Mezzanine	63.6 sq m	685 sq ft
Ramps	7.2 sq m	78 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Access (Retail 5)	6.0 sq m	65 sq ft
Common Receptions	39.6 sq m	426 sq ft
Plant	0.2 sq m	2 sq ft
Stairs	8.3 sq m	89 sq ft
Toilet	6.0 sq m	65 sq ft
Unusable	0.4 sq m	4 sq ft



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

Notes:  
This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) 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.  
Dashed line denotes assumed wall line. Wall assumed due to tenant fixtures and fittings.  
The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:  
A - Original Issue (February 2019)  
B - NIA Amended (May 2019)

**Dwg No. 36887-001-155F-AG**  
Issue B  
Scaled for presentation purposes  
May 2019

**Plowman Craven**  
Regulated by RICS



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## AREA PLAN

### 155 FENCHURCH STREET

LONDON, EC3

#### Basement

#### Net Internal Area

<span style="color: blue;">■</span>	RETAIL	329.5 sq m	3547 sq ft
<span style="color: orange;">■</span>	STORAGE	64.2 sq m	692 sq ft
<span style="color: purple;">■</span>	B.M.A	6.6 sq m	73 sq ft

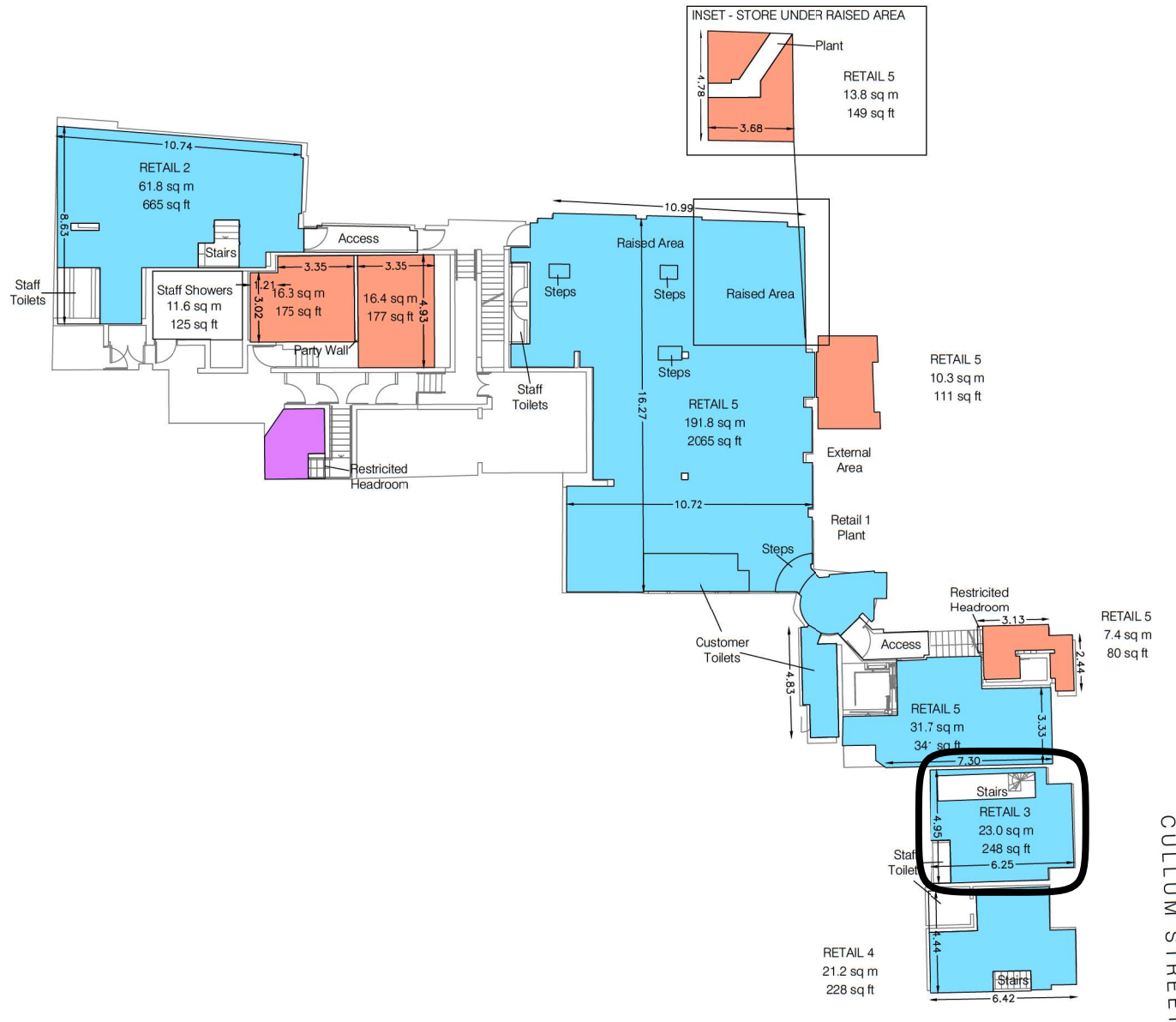
**TOTAL NIA: 400.5 sq m 4312 sq ft**

The following has been INCLUDED in the TOTAL NIA:

Customer Toilets	13.8 sq m	149 sq ft
Raised Areas	36.1 sq m	389 sq ft
Steps	3.4 sq m	37 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Access	9.9 sq m	107 sq ft
Party Wall	0.6 sq m	6 sq ft
Plant	3.6 sq m	39 sq ft
Restricted Headroom	1.1 sq m	12 sq ft
Staff Toilets	12.9 sq m	139 sq ft
Staff Showers	11.6 sq m	125 sq ft
Stairs	9.1 sq m	98 sq ft



#### LEGEND

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

**Dwg No. 36887-001-155F-AB**

Issue B

July 2019

Scaled for presentation purposes

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#### Condition of Site:

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

#### Notes:

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#### Revisions:

A - Original Issue (February 2019)  
B - NIA updated (July 2019)